

LOT 178
MARSH CREEK VILLAGE UNIT 1B
PB 4/32

SPENCER MICHAEL D LIVING TRUST/SPENCER MICHAEL TRU
1431 RIVERPLACE BLVD UNIT 2505
JACKSONVILLE, FL 32207

2025

01-6N-29-131B-0178-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																		VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 700,000 TOTAL MARKET VALUE 700,000 SOH/AGL Deduction 101,050 ASSESSED VALUE 598,950 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 598,950 TOTAL JUST VALUE 700,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 600,000															
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED 230004165 SFR 3907H 729,500 03/29/2023 CO250005641																	
MAP NUM MKT AREA 10																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2511/0217</td> <td>11/03/2021</td> <td>SW U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SPENCER MICHAEL D & S GRANTEE: SPENCER MICHAEL D L 2469/1167 6/10/2021 WD Q V 01 610,000 GRANTOR: MARSH HAWK LLC GRANTEE: SPENCER MICHAEL D &				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2511/0217	11/03/2021	SW U	V	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																											
2511/0217	11/03/2021	SW U	V	V	11	100																											
NEIGHBORHOOD/LOC 10001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES						31 MARSH HAWK, FERNANDINA BEACH																											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
LAND DESCRIPTION										TOTAL OB/XF										0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000116	C	RES MARSH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																
REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS																																	