

LOT 180
IN OR 2227/702
MARSH CREEK VILLAGE UNIT 1B

NORRIS KIMBERLY LEE
27 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-131B-0180-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,575	117.4725	185.61	663,556	1998	2008	0	0	0	7.50	92.50

1 SFR CUST - 100% - 2019 Heated Area: 3079 HX Base Yr 2019

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			613,789
TOTAL MARKET OB/XF VALUE			10,727
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,324,516
SOH/AGL Deduction			519,825
ASSESSED VALUE			804,691
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			748,969
TOTAL JUST VALUE			1,324,516
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,246,712

Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC 10001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1998	1,294	222,166
FGR	506	55	1998	278	47,730
FOP	126	30	1998	38	6,524
FOP	196	30	1998	59	10,130
FSP	196	40	1998	78	13,392
FST	22	55	1998	12	2,060
FUS	1,785	100	1998	1,785	306,465
UOP	155	20	1998	31	5,322
TOTALS	4,280			3,575	613,789

EXTRA FEATURES		27 MARSH HAWK RD, 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			
1	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0855	CONC PAVER	0	100	0	0			990.00	SF	7.00	7.00	100	2003	2003	3	82	5,683	
3	0855	CONC PAVER	0	100	0	0			336.00	SF	7.00	7.00	100	2003	2003	3	82	1,929	
4	0855	CONC PAVER	0	100	0	0			180.00	SF	7.00	7.00	100	2003	2003	3	82	1,033	
5	0855	CONC PAVER	0	100	0	0			84.00	SF	7.00	7.00	100	2003	2003	3	82	482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704042	NEW CONSTR	310,400	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0702	9/28/2018	WD	Q	I	01	920,000
GRANTOR: BLUM ERIC REV TRUST & GRANTEE: NORRIS KIMBERLY LEE						
1640/0026	7/31/2009	QC	U	I	11	100
GRANTOR: BLUM ERIC L & CAROL A GRANTEE: BLUM ERIC L & CAROL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1998] L4 U4 W6 FOP=[YR=1998] U4 L4 W20 D3 L3 S5 E23 U4 R4 \$ D4 L4 W23 N5 L4 U4 W5 D4 L4 UOP=[YR=1998] W6 S25 E2 FGR=[YR=1998] S21 E23 N21 L5 U5 W2 S3 FST=[YR=1998] W11 S2 E11 N2\$ S2 W16\$ E5 N5 W1 N20\$ S20 E1 S3 E11 N3 E2 D5 R5 S22 E9 N8 FOP=[YR=1998] E10 U8 R8 N7 W7 S2 R2 D2 D7 L7 W6 S4 \$ N4 E6 U7 R7 U2 L2 N8 E7 N3 R4 U4 N6 \$ PTR= E15 FUS=[YR=1998] U4 R4 E5 D4 R4 FSP=[YR=1998] U3 R3 E20 D4 R4 D4 L4 W23 N5\$ S5 E23 U4 R4 E6 D4 R4 S6 D4 L4 S17 W7 S6 W11 N3 W4 S1 W4 S9 W13 N2 W9 N15 E2 N28 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF 10,727																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							