

LOT 181
MARSH CREEK VILLAGE UNIT 1B
PB 4/32

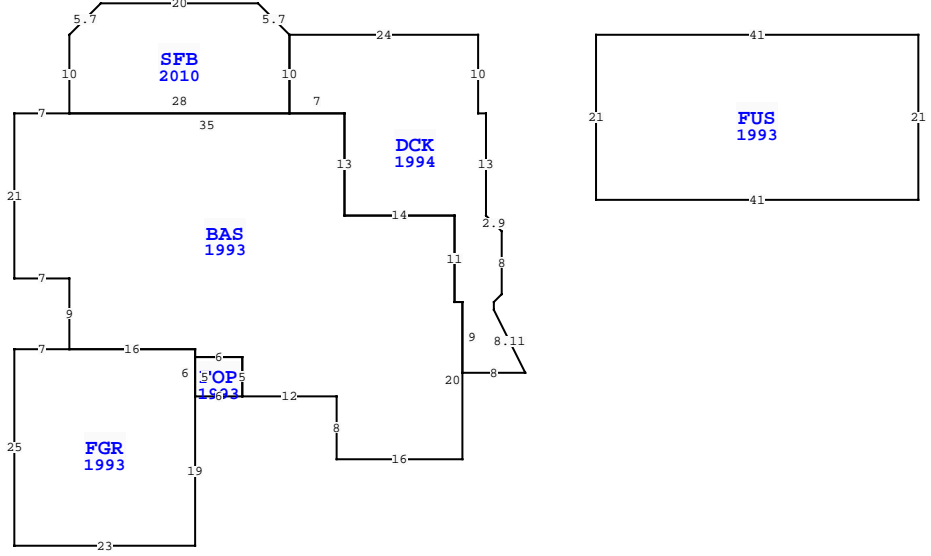
ROGERS WALTON W & LINDA C
25 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-131B-0181-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,743	100
DCK	590	10
FGR	575	55
FOP	30	30
FUS	861	100
SFB	376	80
TOTALS	4,175	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020		Heated Area: 2905					HX Base Yr 2020	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		475,032	
TOTAL MARKET OB/XF VALUE		8,527	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,183,559	
SOH/AGL Deduction		472,489	
ASSESSED VALUE		711,070	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		660,348	
TOTAL JUST VALUE		1,183,559	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,111,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991746	REPAIR/RRF	5,850	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/0626	3/05/2019	WD	Q	I	02	829,000
GRANTOR: BOWLES PAUL JR & ROSA						
GRANTEE: ROGERS WALTON W & L						
1052/1449	4/30/2002	QC	Q	I	06	100
GRANTOR: BOWLES ROSALIND D						
GRANTEE: BOWLES ROSALIND D M						

EXTRA FEATURES																	
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	1983	1983	3	51.5	1,030
2	0810	CONCRETE A	0	100	0	0		64.00	SF	6.50	6.50	100	1983	1983	3	38	158
3	0445	BOX FNC 5'	0	100	0	0		24.00	LF	8.10	8.10	100	1983	1983	3	20	39
4	0855	CONC PAVER	0	100	0	0		824.00	SF	10.00	10.00	100	2000	2000	3	77	6,345
5	0855	CONC PAVER	0	100	0	0		124.00	SF	10.00	10.00	100	2000	2000	3	77	955

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

BUILDING NOTES	
DCK=[YR=1994] W24 SFB=[YR=2010] U4 L4 W20 D4 L4 S10	
BAS=[YR=1993] W7 S21 E7 S9 FGR=[YR=1993] W7 S25 E23 N19	
FOP=[YR=1993] E6 N5 W6 S5 \$ N6 W16 \$ E16 S1 E6 S5 E12 S8E16	
N20 W1 N11 W14 N13 W35 \$ E28 N10 \$ S10 E7 S13 E14 S11 E1 S9	
E8 U8 L4 N1 U1 R1 N8 U2 L2 N13 W1 N10 \$ PTR= E15	
FUS=[YR=1993] E41 S21 W41 N21 \$ W15 \$.	

LAND DESCRIPTION															TOTAL OB/XF									
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							