

LOT 186  
IN OR 1958/915  
MARSH CREEK VILLAGE UNIT 1B

TAYLOR REALTY TRUST/TAYLOR WILLARD S TRUSTEE  
70 POND ST  
COHASSET, MA 02025

2025

01-6N-29-131B-0186-0000

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									
																				<b>VALUATION BY</b> 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 187,565 ASSESSED VALUE 512,435 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 512,435 TOTAL JUST VALUE 700,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 650,000											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 10																															
NEIGHBORHOOD/LOC 10001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										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															
										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
																				05/07/2025 MLU											
BUILDING NOTES																															
BUILDING DIMENSIONS																															
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	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	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																															