

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,788	109.3680	172.80	481,766	1983	1995	0	0	14.50	85.50	

1 SFR CUST - 0% - 0 Heated Area: 2467 HX Base Yr

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	1993	1,867	275,838
DCK	457	10	1994	46	6,796
FGR	315	55	1993	173	25,559
FOP	60	30	1993	18	2,659
FSP	209	40	2017	84	12,410
FUS	600	100	1993	600	88,646
STP	5	10	1993	0	0
TOTALS	3,513			2,788	411,910

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	0855	CONC PAVER	0	0	0	0	803.00	SF	7.00	7.00	100	2013	2013	3	93	5,228	
2	0855	CONC PAVER	0	0	0	0	271.00	SF	7.00	7.00	100	2013	2013	3	93	1,764	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
4	0855	CONC PAVER	0	0	0	0	453.00	SF	7.00	7.00	100	2013	2013	3	93	2,949	
5	0855	CONC PAVER	0	0	0	0	364.00	SF	7.00	7.00	100	2000	2000	3	77	1,962	
6	1076	TRELLIS A	0	0	21	2	42.00	SF	7.50	7.50	100	2013	2013	3	68	214	
7	0446	BOX FNC 6'	0	0	0	0	11.00	LF	20.00	20.00	100	2013	2013	3	55	121	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
9	1126	CB/STC 8"	0	0	14	0	112.00	SF	8.00	8.00	100	1993	1993	3	64	573	

33 MARSH CREEK RD, FERNANDINA BEACH													BLD DATE	LGL DATE	05/07/2025	MLU
													XF DATE	LAND DATE		
													INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			411,910
TOTAL MARKET OB/XF VALUE			14,090
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			1,056,000
SOH/AGL Deduction			193,693
ASSESSED VALUE			862,307
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			862,307
TOTAL JUST VALUE			1,056,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			992,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702882	FSP	4,171	05/01/2017
B1226633	316SFADD	100,000	11/01/2012
3569	H/AC	3,400	10/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0022	7/20/2021	WD	Q	I	01	930,000
GRANTOR: HASSELBERG MICHAEL &						
GRANTEE: WITT SCOTT V & KELL						
1739/0321	5/12/2011	WD	Q	I	02	485,000
GRANTOR: EBERLE SANDRA A & STE						
GRANTEE: HASSELBERG MICHAEL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
DCK=[YR=1994] W5 N3 W5 S3 W5 N6 W34 S7 W1 S3 W1 S15 E4												
BAS=[YR=1993] S31 FGR=[YR=1993] S15 E21 N15 W21 \$ E21 N4 E2												
FOP=[YR=1993] E3 STP=[YR=1993] S1 E5 N1 W5\$ E7N6 W10 S6\$ N6												
E10 S6 E15 N38 W18FSP=[YR=2017] N11 W19 S11 E19\$ N1 W19 S1												
W11 S11 \$ N11 E11 N11E19 S11E17 N8\$ PTR= E15 FUS=[YR=1993]												
E30 S20W30 N20 \$ W15 \$.												

LAND DESCRIPTION													TOTAL OB/XF 14,090												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.90	700,000.00	630,000.00	630,000								