LOT 114
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

EQUITY TRUST CO CUSTODIAN FBO MICHAEL PEARCE IRA
5522 46TH COURT W
BRADENTON, FL 34210

2025

01-6N-29-1320-0114-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	630,000
TOTAL MARKET VALUE	630,000
SOH/AGL Deduction	150,840
ASSESSED VALUE	479,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,160
TOTAL JUST VALUE	630,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0083	11/15/2021	WD	Q	V	01	410,000
GRANTOR: LANIER LAKOTA						
GRANTEE: EQUITY TRUST COMPAN						
1858/1463	5/28/2013	WD	Q	V	02	150,000
GRANTOR: KUEHN GEORGE E TRUSTE						
GRANTEE: LANIER LAKOTA						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0.90	700,000.00	630,000.00	630,000							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 630,000 Market: 0 Agricultural: 0 Common: 630,000 PRINTED 07/30/2025 BY SYS