

LOT 115 (EX PT IN OR 337/537)
& PT TRACT 7 IN OR 2416/1552
MARSH CREEK VLG #2 PBK 4/21

LAHOOD HANNA E LIVING TRUST/LAHOOD HANNA E TRUSTEE
45 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0115-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,010	100	1993
DCK	939	10	1993
TOTALS	2,949		

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%	- 2021								
Heated Area: 2010						HX Base Yr 2021					
TOTALS			2,104	397,001							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			397,001
TOTAL MARKET OB/XF VALUE			14,594
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			1,041,595
SOH/AGL Deduction			417,337
ASSESSED VALUE			624,258
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			573,536
TOTAL JUST VALUE			1,041,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			978,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002127	REMODEL	197,000	03/04/2019
B0618090	XFOB	2,450	10/31/2006
R991568	REPAIR/RRF	8,500	02/01/1999
0136	H/AC	6,000	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1246	12/31/2020	WD	U	I	11	100
GRANTOR: GREEN A CHRISTIAN						
GRANTEE: LAHOOD HANNA E LIVI						
2416/1552	12/14/2020	WD	Q	I	01	700,000
GRANTOR: GREEN DR A CHRISTIAN						
GRANTEE: LAHOOD HANNA E LIVI						

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	0446	BOX FNC 6'	0	100	0	0		23.00	LF 20.00	100	1981	1981	3	20	92	
2	1125	CB/STC 6"	0	100	0	0		425.00	SF 7.35	100	1981	1981	3	32.5	1,015	
3	0444	BOX FNC 4'	0	100	0	0		42.00	LF 6.50	100	1981	1981	3	20	55	
4	0855	CONC PAVER	0	100	0	0		1,638.00	SF 10.00	100	2003	2003	3	82	13,432	
TOTALS															14,594	

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	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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	700,000.00	630,000.00	630,000							