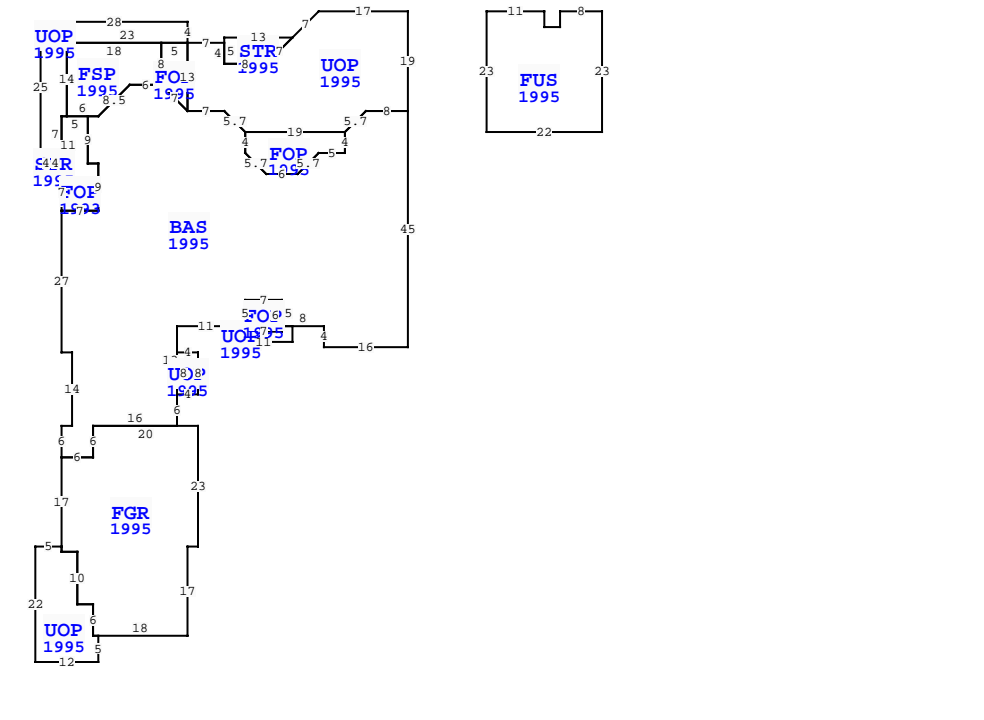


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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	11	4,307	131.2608	207.39	893,229	1995	2005	0	0	9.50	90.50



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	2,893	100	1995	2,893	542,981
FGR	904	55	1995	497	93,281
FOP	108	30	1993	32	6,006
FOP	42	30	1995	13	2,440
FOP	53	30	1995	16	3,003
FOP	116	30	1995	35	6,569
FSP	198	40	1995	79	14,828
FUS	497	100	1995	497	93,281
STR	12	10	1995	1	187
STR	53	10	1995	5	938
TOTALS	6,073			4,307	808,372

** This building has 15 Sub-Areas
38 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 2		5
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE		808,372		
TOTAL MARKET OB/XF VALUE		35,789		
TOTAL LAND VALUE - MARKET		850,000		
TOTAL MARKET VALUE		1,694,161		
SOH/AGL Deduction		567,477		
ASSESSED VALUE		1,126,684		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		1,075,962		
TOTAL JUST VALUE		1,694,161		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,558,414		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017583	REMODEL	47,200	11/29/2022
R1213219	REMODEL	8,000	11/01/2012
B26002	REMODEL	1,500	05/01/2012
B22444	REMODEL	2,100	04/01/2009
B9401231	NEW CONSTR	298,000	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1795/1942	5/29/2012	WD	Q	I	02	1,096,900
GRANTOR: ADAMS HERBERT R & GLO						
GRANTEE: WATTS GEORGE W JR &						
0681/1261	5/25/1993	WD	Q	V		165,000
GRANTOR: PARCHMAN WM & YVONNE						
GRANTEE: ADAMS HERBERT & G						

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	1995	1995	3	76	1,520	
2	0855	CONC PAVER	0	100	0	0	2,113.00	SF	7.00	7.00	100	2012	2012	3	92	13,608	
3	0855	CONC PAVER	0	100	0	0	87.00	SF	7.00	7.00	100	2012	2012	3	92	560	
4	0825	BRICK	0	100	0	0	124.00	SF	12.50	12.50	100	1995	1995	3	90	1,395	
5	1126	CB/STC 8"	0	100	0	0	50.00	SF	8.00	8.00	100	1995	1995	3	68	272	
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	
7	0300	BOAT DCK W	0	100	375	4	1,500.00	SF	40.00	40.00	100	1996	1996	3	23	13,800	
8	0300	BOAT DCK W	0	100	20	4	80.00	SF	40.00	40.00	100	1996	1996	3	23	736	
9	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	1996	1996	3	23	1,472	
10	1242	WD DECK A	0	100	0	0	108.00	SF	10.00	10.00	100	1998	1998	3	20	216	

BUILDING NOTES									
BLD DATE 05/07/2025 MLU									

BUILDING DIMENSIONS									
UOP=[YR=1995] W17 D5 L5 STR=[YR=1995] W13S5 E8 U5 R5 \$ D5 L5 W8N4W7UOP=[YR=1995] N4W28S25E1STR=[YR=1995] S4E3FOP=[YR=1993] S7BAS=[YR=1995] S27 E2 S14 W2 S6 FGR=[YR=1995] S17 UOP=[YR=1995] W5 S22 E12 N5 W1 N6 W3 N10 W3 N1 \$ S1 E3 S10 E3 S6 E18 N17 E2 N23 W20 S6 W6 \$ E6 N6 E16 N6 UOP=[YR=1995] E4 N8 W4 S8 \$ N13 E11 UOP=[YR=1995] S3 E11 N3W2S1W7N1W2 \$ E2 FOP=[YR=1995] S1 E7 N6 W7 S5 \$ N5 E7 S5 E8 S4 E16 N45 W8 D4 L4 FOP=[YR=1995] W19S4 D4 R4 E6 U4 R4 E5 N4\$S4W5 D4 L4 W6 U4 L4 N4 U4 L4 W7FOP=[YR=1995] N13W5FSP=[YR=1995] W18S14 E6 U6 R6 E6N8\$S8 D5 R5 \$ U5 L5 W6 D6 L6 W2S9E2S9W7\$E7N9W2N9W5S11 \$N4W3\$E3N7E1N14E23\$S13E7 D4 R4 E19 U4 R4 E8N19\$ PTR= E15 FUS=[YR=1995] E11 S3 E3 N3 E8 S23									

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	CONSVR
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

LOT 118
IN OR 1795/1942
MARSH CREEK VILLAGE #2

WATTS GEORGE W JR &/CARDINALE-WATTS CLAUDIA
38 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0118-0000


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					
															VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 808,372 TOTAL MARKET OB/XF VALUE 35,789 TOTAL LAND VALUE - MARKET 850,000 TOTAL MARKET VALUE 1,694,161 SOH/AGL Deduction 567,477 ASSESSED VALUE 1,126,684 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 1,075,962 TOTAL JUST VALUE 1,694,161 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,558,414					
DOR CODE 0100 SINGLE FAMILY															PERMIT NUM DESCRIPTION AMT ISSUED					
MAP NUM																				
NEIGHBORHOOD/LOC 10001.00															SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1795/1942 5/29/2012 WD Q I 02 1,096,900 GRANTOR: ADAMS HERBERT R & GLO GRANTEE: WATTS GEORGE W JR & 0681/1261 5/25/1993 WD Q V 165,000 GRANTOR: PARCHMAN WM & YVONNE GRANTEE: ADAMS HERBERT & G					
TOTALS															BLD DATE LGL DATE XF DATE LAND DATE 05/07/2025 MLU INC DATE AG DATE					

EXTRA FEATURES															TOTAL OB/XF	
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
11	0830	FLAGSTONE	0 100	0	0	192.00	SF	12.00	12.00	100	1998	1998	3	73	1,682	
12	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
TOTAL OB/XF 2,082																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV