

LOT 121 & PT OF TRACT 7 IN
OR 917/445
MARSH CREEK VLG #2 PBK 4/21

LEPORIN PETER P & ANNAMAE J
47 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

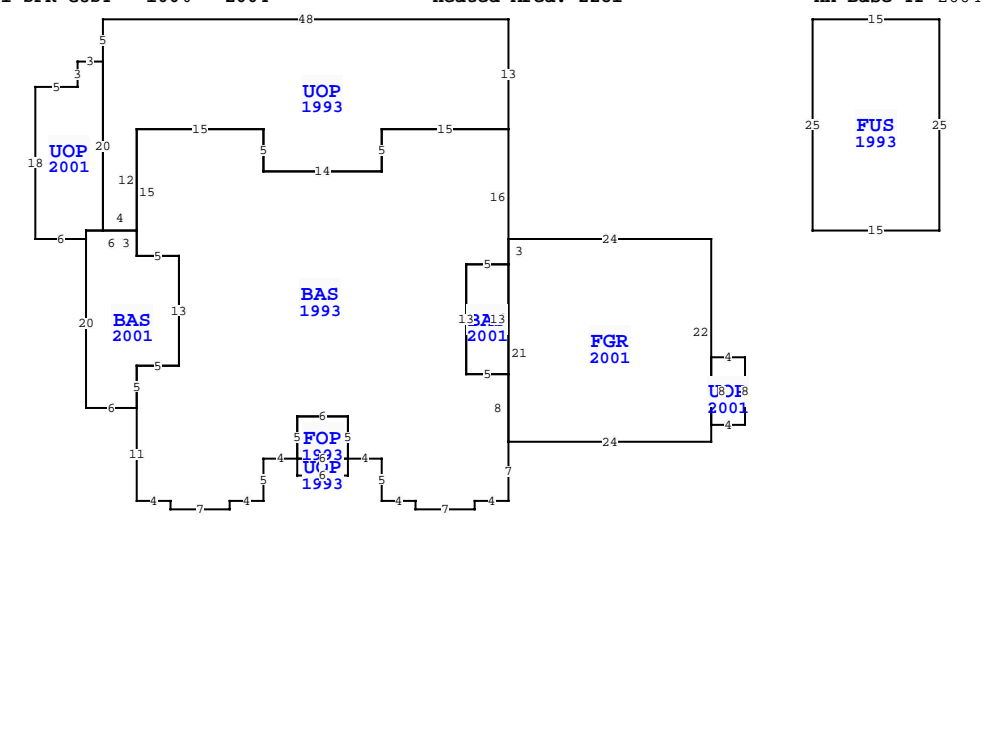
2025

01-6N-29-1320-0121-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
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	2,793	119.4480	188.73	527,123	1983	1990	0	0	0	17.00	83.00



Quality					
DOR CODE	MAP NUM				
04 Quality Level 04	0100 SINGLE FAMILY				
0100	10				
NEIGHBORHOOD/LOC					
10001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1993	1,650	258,466
BAS	65	100	2001	65	10,182
BAS	191	100	2001	191	29,919
FGR	576	55	2001	317	49,656
FOP	30	30	1993	9	1,410
FUS	375	100	1993	375	58,742
UOP	12	20	1993	2	313
UOP	742	20	1993	148	23,184
UOP	32	20	2001	6	940
UOP	151	20	2001	30	4,699
TOTALS	3,824			2,793	437,512

47 MARSH CREEK RD, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
2	0812	CONCRETE C	0	100	0	0	1,835.00	SF	4.00	4.00	100	2001	2001	3	79	5,799	

TOTAL OB/XF 6,829

LAND DESCRIPTION																								
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	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	700,000.00	560,000.00	560,000							
2	000140	C	RES GOLF	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	25,000.00	20,000.00	20,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE			437,512	
TOTAL MARKET OB/XF VALUE			6,829	
TOTAL LAND VALUE - MARKET			580,000	
TOTAL MARKET VALUE			1,024,341	
SOH/AGL Deduction			472,022	
ASSESSED VALUE			552,319	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			501,597	
TOTAL JUST VALUE			1,024,341	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			964,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018304	ADDITION	0	05/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0917/0445	1/20/2000	WD	U	V	16	37,500
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: LEPORIN PETER P & A						
0661/1163	6/09/1992	WD	Q	I		215,000
GRANTOR: PARADIS PATRICK J & D						
GRANTEE: LEPORIN PETER P & A						

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP=[YR=1993] W48 S5 UOP=[YR=2001] W3 S3 W5 S18 E6												
BAS=[YR=2001] S20 E6 BAS=[YR=1993] S11 E4 S1 E7 N1 E4 N5 E4												
UOP=[YR=1993] S2 E6 N2 FOP=[YR=1993] N5 W6 S5 E6 \$ W6 \$ N5												
E6 S5 E4 S5 E4 S1 E7 N1 E4 N7 FGR=[YR=2001] E24 N2												
UOP=[YR=2001] E4 N8 W4 S8 \$ N22 W24 S3 BAS=[YR=2001] W5 S13												
E5 N13 \$ S21 \$ N8 W5 N13 E5 N16 W15 S5 W14 N5 W15 S15 E5 S13												
W5 S5 \$ N5 E5 N13 W5 N3 W6 S1 \$ N1 E2 N20 \$ S20 E4 N12 E15 S5												
E14 N5 E15 N13 \$ PTR= E36 FUS=[YR=1993] E15 S25 W15 N25 \$ W36												
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