

LOT 124  
MARSH CREEK VILLAGE 2  
PB 4/21 & 22

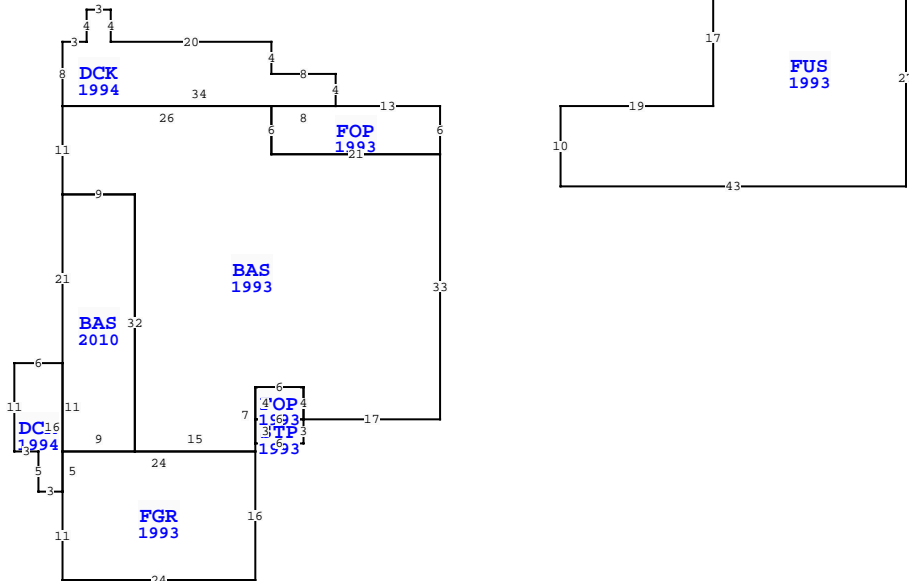
SIMONS FRANCES E/LATHAM VIRGINIA S  
53 MARSH CREEK RD  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0124-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	13	LVT/LAMNT 70
Interior Floor	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10001.00

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%	- 2024		Heated Area: 2617					HX Base Yr 2024		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			531,623
TOTAL MARKET OB/XF VALUE			3,160
TOTAL LAND VALUE - MARKET			560,000
TOTAL MARKET VALUE			1,094,783
SOH/AGL Deduction			32,917
ASSESSED VALUE			1,061,866
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,011,144
TOTAL JUST VALUE			1,094,783
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,031,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217536	H/AC	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2601/0370	11/03/2022	WD Q	Q	I	01	1,187,500
GRANTOR: HISSEY THEODORE W & D						
GRANTEE: SIMONS FRANCES E &						
2232/1079	10/19/2018	WD Q	Q	I	02	500,000
GRANTOR: BLACK DORWIN C III &						
GRANTEE: HISSEY THEODORE W &						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1993	1,491	271,456
BAS	288	100	2010	288	52,434
DCK	81	10	1994	8	1,456
DCK	252	10	1994	25	4,552
FGR	384	55	1993	211	38,415
FOP	24	30	1993	7	1,275
FOP	126	30	1993	38	6,918
FUS	838	100	1993	838	152,568
STP	18	10	1993	2	364
UOP	60	20	1993	12	2,185
TOTALS	3,562			2,920	531,623

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	0812	CONCRETE C	0	100	0	0		SF	4.00	100	1984	1984	3	41	2,080	
2	0504	FP-ELECTRI	0	100	0	0		UT	2,000.00	100	1984	1984	3	54	1,080	

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

BUILDING NOTES			
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BUILDING DIMENSIONS			
FOP=[YR=1993] W13 DCK=[YR=1994] N4 W8 N4 W20 N4 W3 S4 W3 S8 BAS=[YR=1993] S11 BAS=[YR=2010] S21 DCK=[YR=1994] W6 S11 E3 S5 E3 FGR=[YR=1993] S11 E24 N16 W24 S5\$ N16\$ S11 E9 N32 W9\$ E9 S32 E15 N1 STP=[YR=1993] E6 N3 FOP=[YR=1993] N4 W6 S4E6\$ W6 S3\$ N7 E6 S4 E17 N33 W21 N6 W26\$ E34\$ W8 S6 E21 N6\$ PTR=E15 FUS=[YR=1993] E19 N17 E12 UOP=[YR=1993] N5 E12 S5 W12\$ E12 S27W43 N10 \$ W15\$.			

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		
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	700,000.00	560,000.00	560,000									