LOT 126
IN OR 1905/605
MARSH CREEK VLG 2 PB 4/21 & 22

DEROY VIRGINIA
57 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0126-0000

BUILDING CHARACTERISTICS

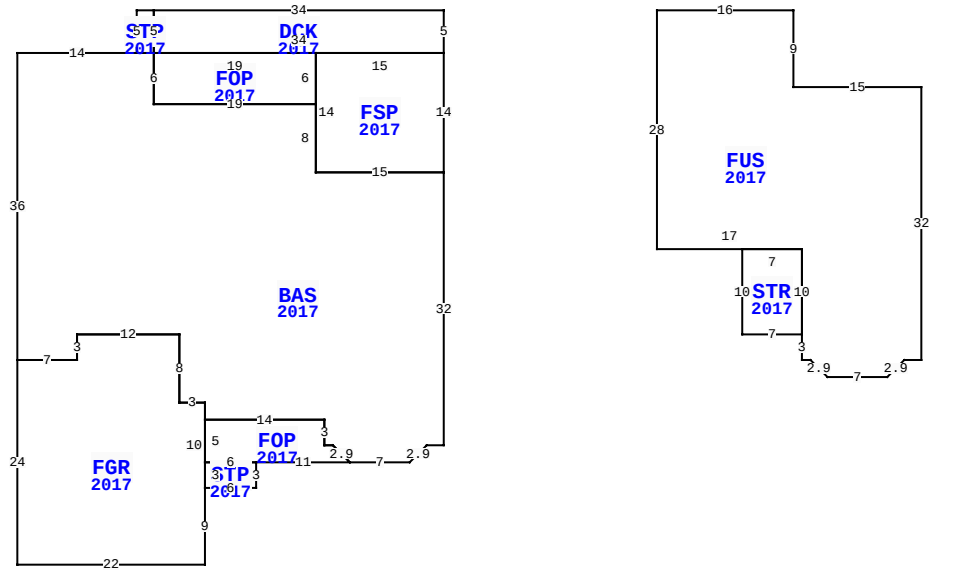
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2017	1,711	375,666
DCK	170	10	2017	17	3,733
FGR	549	55	2017	302	66,307
FOP	74	30	2017	22	4,831
FOP	114	30	2017	34	7,465
FSP	210	40	2017	84	18,443
FUS	933	100	2017	933	204,849
STP	10	10	2017	1	219
STP	18	10	2017	2	439
STR	70	10	2017	7	1,536
TOTALS	3,859			3,113	683,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,113	143.2624	226.35	704,628	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2644 HX Base Yr 2018



57 MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		683,489
TOTAL MARKET OB/XF VALUE		13,361
TOTAL LAND VALUE - MARKET		560,000
TOTAL MARKET VALUE		1,256,850
SOH/AGL Deduction		557,214
ASSESSED VALUE		699,636
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		648,914
TOTAL JUST VALUE		1,256,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,185,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B31655	CO ISSUED	0	01/17/2017
B1631655	NEW CONSTR	0	01/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0605	3/03/2014	WD	Q	V	02	200,000
GRANTOR: ROURKE ROBERT C & ELA						
GRANTEE: DEROY VIRGINIA						
1263/1612	10/05/2004	WD	Q	V		225,000
GRANTOR: BRISACH E M & SUSANNE						
GRANTEE: ROURKE ROBERT C & E						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] W34 STP=[YR=2017] W2 S5 BAS=[YR=2017] W14 S36 FGR=[YR=2017] S24 E22 N9 STP=[YR=2017] E6 N3 FOP=[YR=2017] E11 U2 L2 W1 N3 W14 S5 E6$ W6 S3$ N10 W3 N8 W12 S3 W7$ E7 N3 E12 S8 E3 S2 E14 S3 E1 D2 R2 E7 U2 R2 E2 N32 FSP=[YR=2017] N14 W15 FOP=[YR=2017] W19 S6 E19 N6$ S14 E15$ W15 N8 W19 N6 W2$ E2 N5$ S5 E34 N5$ PTR=E25 FUS=[YR=2017] E16 S9 E15 S32 W2 D2 L2 W7 U2 L2 W1 N3 STR=[YR=2017] W7 N10 E7 S10$ N10 W17 N28$ W25$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	665.00	SF	7.00	7.00	100	2017	2017	3	96	4,469	
3	0855	CONC PAVER	0	100	0	0	525.00	SF	7.00	7.00	100	2017	2017	3	96	3,528	
4	0855	CONC PAVER	0	100	0	0	165.00	SF	10.00	10.00	100	2017	2017	3	96	1,584	
5	1242	WD DECK A	0	100	0	0	16.00	SF	10.00	10.00	100	2017	2017	3	74	118	
6	1076	TRELLIS A	0	100	22	2	44.00	SF	7.50	7.50	100	2017	2017	3	81	267	

LAND DESCRIPTION

TOTAL OB/XF 13,361

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	700,000.00	560,000.00	560,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 560,000 Market: 0 Agricultural: 0 Common: 560,000 PRINTED 07/30/2025 BY SYS