LOT 127
IN OR 1659/977
MARSH CREEK VLG 2 PB 4/21 & 22

KNEE KATHRYN
59 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0127-0000

BUILDING CHARACTERISTICS

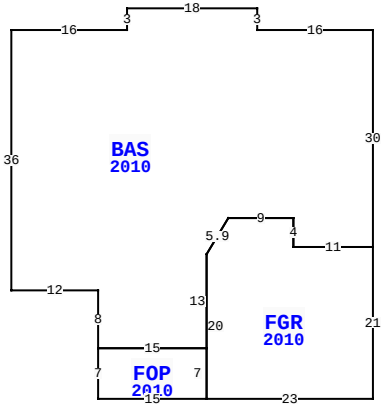
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

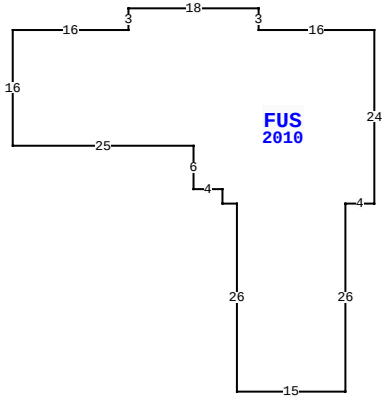
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	2010	1,796	281,460
FGR	524	55	2010	288	45,134
FOP	105	30	2010	32	5,014
FUS	1,436	100	2010	1,436	225,042
TOTALS	3,861			3,552	556,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,552	106.5960	168.42	598,228	2010	2010	0	0	0	6.95	93.05

1 SFR CUST – 100% - 2011 Heated Area: 3232 HX Base Yr 2011





59 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE	09/21/2010	DJ	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		556,651
TOTAL MARKET OB/XF VALUE		16,814
TOTAL LAND VALUE - MARKET		560,000
TOTAL MARKET VALUE		1,133,465
SOH/AGL Deduction		696,615
ASSESSED VALUE		436,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		386,128
TOTAL JUST VALUE		1,133,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,068,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01521	GAS	1,000	04/01/2010
P14124	OTHER	0	02/01/2010
M15011	MECH OTHER	0	01/01/2010
B23027	REMODEL	200,000	11/01/2009
7885	REPAIR/RRF	3,725	03/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1659/0977	1/21/2010	QC	U	I	11	100
GRANTOR: KNEE KATHRYN & MARGAR						
GRANTEE: KNEE KATHRYN & MARG						
0869/1743	2/26/1999	WD	Q	I		195,000
GRANTOR: SMITH ARTHUR C & GERA						
GRANTEE: KNEE KATHRYN & MARG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 N3 W18 S3 W16 S36 E12 S8 FOP=[YR=2010] S7 E15 FGR=[YR=2010] E23 N21 W11 N4 W9 D5 L3 S20$ N7 W15$ E15 N13 U5 R3 E9 S4 E11 N30$ PTR=E25 FUS=[YR=2010] E16 N3 E18 S3 E16 S24 W4 S26 W15 N26 W2 N2 W4 N6 W25 N16$ 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	0855	CONC PAVER	0	100	0	0	1,218.00	SF	10.00	10.00	100	2010	2010	3	90	10,962	
2	1076	TRELLIS A	0	100	23	4	96.00	SF	7.50	7.50	100	2010	2010	3	56	403	
3	1076	TRELLIS A	0	100	16	6	96.00	SF	7.50	7.50	100	2010	2010	3	56	403	
4	1076	TRELLIS A	0	100	16	6	96.00	SF	7.50	7.50	100	2010	2010	3	56	403	
5	1126	CB/STC 8"	0	100	0	0	71.00	SF	8.00	8.00	100	2010	2010	3	90	511	
6	1126	CB/STC 8"	0	100	12	9	108.00	SF	8.00	8.00	100	2010	2010	3	90	778	
7	0444	BOX FNC 4'	0	100	0	0	18.00	LF	6.50	6.50	100	2010	2010	3	40	47	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860	
10	1243	WD DECK F	0	100	0	0	762.00	SF	8.00	8.00	100	2000	2000	3	20	1,219	

TOTAL OB/XF 16,814

LAND DESCRIPTION

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	0003	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 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 560,000 Market: 0 Agricultural: 0 Common: 560,000 PRINTED 07/30/2025 BY SYS