

COLEMAN THOMAS A & EDNA C
61 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1320-0128-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 01 2,778 102.3840 161.77 449,397 1986 1986 0 25 19.00 56.00										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2022 Heated Area: 2252 HX Base Yr 2022										BUILDING MARKET VALUE 251,662									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 10,593									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 910,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 1,172,255									
Interior Floo 15 HARDTILE 50																				SOH/AGL Deduction 568,881									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 603,374									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 2 100																				BASE TAXABLE VALUE 552,652									
Bathrooms 2 100																				TOTAL JUST VALUE 1,172,255									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,097,001									
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
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 2,252 100 1993 2,252 204,011																													
DCK 117 10 1994 12 1,087																													
DCK 121 10 1994 12 1,087																													
DCK 503 10 1994 50 4,530																													
FGR 196 55 1994 108 9,784																													
UGR 765 45 1994 344 31,163																													
TOTALS 3,954 2,778 251,662																													
EXTRA FEATURES										61 MARSH CREEK RD, FERNANDINA BEACH																			
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 1125 CB/STC 6" 0 100 0 0 226.00 SF 7.35 7.35 100 1986 1986 3 47 781																													
2 0811 CONCRETE B 0 100 0 0 669.00 SF 5.20 5.20 100 1986 1986 3 47 1,635																													
3 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1986 1986 3 58 1,160																													
4 0811 CONCRETE B 0 100 0 0 929.00 SF 5.20 5.20 100 1994 1994 3 66 3,188																													
5 0810 CONCRETE A 0 100 25 5 125.00 SF 6.50 6.50 100 1986 1986 3 47 382																													
6 0940 SHEDS/PORT 0 100 16 8 128.00 SF 30.00 30.00 100 1986 1986 3 20 768																													
7 0855 CONC PAVER 0 100 0 0 497.00 SF 7.00 7.00 100 2000 2000 3 77 2,679																													
LAND DESCRIPTION										TOTAL OB/XF 10,593																			
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 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																													
2 000140 C RES GOLF 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 0.50 700,000.00 350,000.00 350,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 910,000 Market: 0 Agricultural: 0 Common: 910,000										PRINTED 07/30/2025 BY SYS									