LOTS 130 & 131
IN OR 706/1518 & OR 740/1780
MARSH CREEK VILLAGE UNIT 2

HOLMES NANCY L
65 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0130-0000

BUILDING CHARACTERISTICS

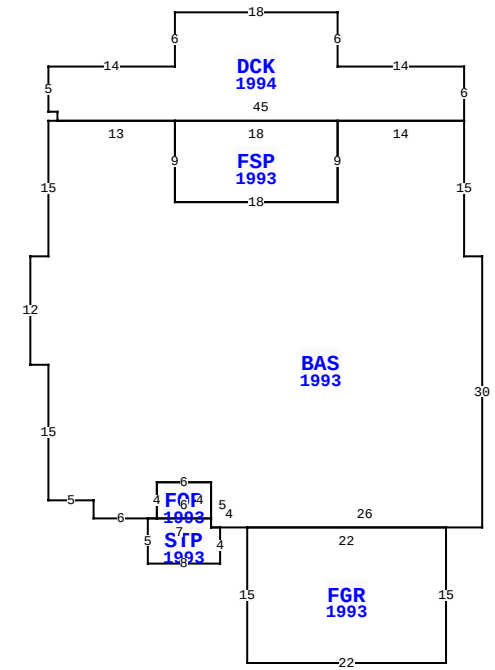
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,940	100	1993	1,940	297,172
DCK	383	10	1994	38	5,821
FGR	330	55	1993	182	27,879
FOP	24	30	1993	7	1,072
FSP	162	40	1993	65	9,957
STP	39	10	1993	4	613
TOTALS	2,878			2,236	342,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,236	114.7335	181.28	405,342	1984	1990	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2000 Heated Area: 1940 HX Base Yr 2000



65 MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		342,514
TOTAL MARKET OB/XF VALUE		5,382
TOTAL LAND VALUE - MARKET		840,000
TOTAL MARKET VALUE		1,187,896
SOH/AGL Deduction		808,253
ASSESSED VALUE		379,643
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		323,921
TOTAL JUST VALUE		1,187,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,111,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/1780	10/05/1995	WD	Q	V		55,000
GRANTOR: EDWARD S TAYLOR TRUST						
GRANTEE: HOLMES ROBERT T & N						
0706/1518	6/10/1994	WD	Q	I	05	178,500
GRANTOR: RESOLUTION TRUST CORP						
GRANTEE: HOLMES ROBERT T & N						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W14 N6 W18 S6 W14 S5 E1 S1 BAS=[YR=1993] W1 S15 W2 S12 E2 S15 E5 S2 E6 STP=[YR=1993] S5 E8 N4 W1 N1 FOP=[YR=1993] N4 W6 S4 E6$ W7 $ E1 N4 E6 S5 E4 FGR=[YR=1993] S15 E22 N15 W22$ E26 N30 W2 N15 W14 FSP=[YR=1993] W18 S9 E18 N9$ S9 W18 N9 W13$ E45 N6$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0812	CONCRETE C	0	100	0	0	1,723.00	SF	4.00	4.00	100	1984	1984	3	41	2,826	
3	1122	CB 6"	0	100	0	0	75.00	SF	5.85	5.85	100	1984	1984	3	41	180	
4	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1982	1982	3	35	171	
5	0820	WOOD WALK	0	100	53	4	212.00	SF	11.75	11.75	100	2000	2000	3	40	996	
6	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2000	2000	3	77	129	

LAND DESCRIPTION

TOTAL OB/XF 5,382

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	2.00	LT		1.00	1.00	0.60	700,000.00	420,000.00	840,000							

REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 840,000 Market: 0 Agricultural: 0 Common: 840,000 PRINTED 07/30/2025 BY SYS