

LOT 132
MARSH CREEK VILLAGE 2
PB 4/21 & 22

BLALACK CHARLES B & DOLORES BRIQUELEUR
66 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0132-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	12	HARDWOOD 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		4 100			
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	3,506	100	1993	3,506	490,681
DCK	837	10	1994	84	11,756
FGR	572	55	1993	315	44,085
FOP	21	30	1993	6	840
FSP	192	40	1993	77	10,777
UOP	77	20	1993	15	2,099
TOTALS	5,205			4,003	560,238

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,003	106.7220	168.62	674,986	1982	1990	0	0	17.00	83.00
1 SFR CUST - 100% - 2023						Heated Area: 3506		HX Base Yr 2023			
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
						05/07/2025					
						MLU					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0850	PEBBLE WLK	0	100	0	0	338.00	SF	3.50	3.50	
3	0300	BOAT DCK W	0	100	111	4	444.00	SF	40.00	40.00	
4	0444	BOX FNC 4'	0	100	0	0	23.00	LF	6.50	6.50	
5	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	
6	0820	WOOD WALK	0	100	45	4	180.00	SF	11.75	11.75	
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
10	0855	CONC PAVER	0	100	0	0	2,513.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	
TOTAL OB/XF 19,396											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		560,238	
TOTAL MARKET OB/XF VALUE		19,396	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		1,429,634	
SOH/AGL Deduction		86,890	
ASSESSED VALUE		1,342,744	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,292,022	
TOTAL JUST VALUE		1,429,634	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,304,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B960546	REPAIR/RRF	6,800	11/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2611/0447	12/30/2022	QC	U	I	11	100			
GRANTOR: CODY LLC									
GRANTEE: BLALACK CHARLES BUE									
2161/1598	12/01/2017	WD	Q	I	01	1,225,000			
GRANTOR: KIRBY ROBERT P & JEAN									
GRANTEE: CODY LLC									

BUILDING NOTES											
BAS=[YR=1993] W3 N10 DCK=[YR=1994] N12 W17 N6 W4 N1 W4 S2 W4 S10 W21 S12 FSP=[YR=1993] W16 S12 E16 N12 \$ S4 E30 N9 E20 \$ W20 S9 W30 S8 W16 S22 W3 S20 UOP=[YR=1993] W4 S11 E7 FGR=[YR=1993] S15 E22 N26 W22 S11 \$ N11 W3 \$ E20 N14 E22 FOP=[YR=1993] S3 E7 N3 W7 \$ E7 S33 E20 N13 E3 N13 W3 N15 E3 N27 \$.											