LOT 133
IN OR 2132/863
MARSH CREEK VLG 2 PB 4/21 & 22

MILLER DAVID F JR & KATHY L
68 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

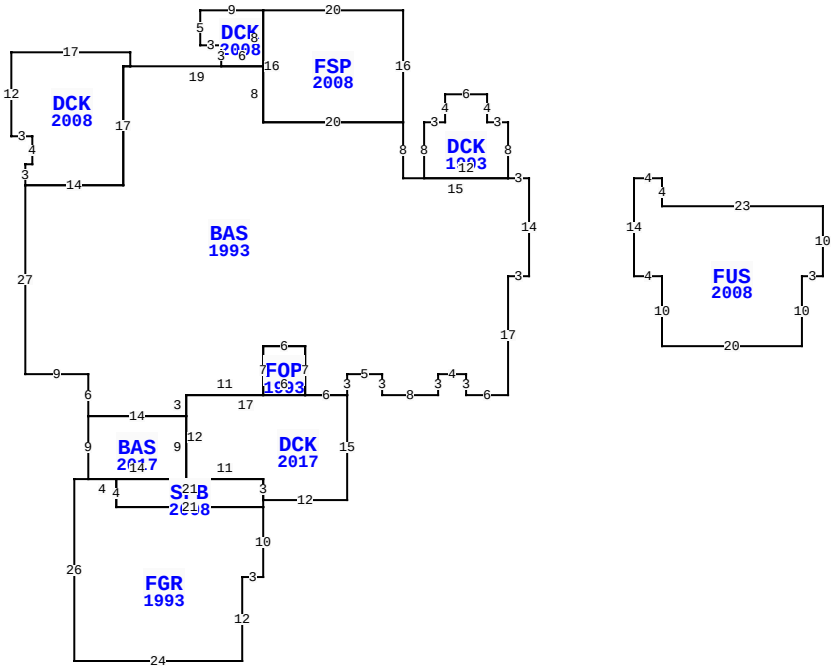
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,593	100	1993	2,593	371,145
BAS	126	100	2017	126	18,035
DCK	120	10	1993	12	1,717
DCK	63	10	2008	6	859
DCK	288	10	2008	29	4,151
DCK	312	10	2017	31	4,437
FGR	582	55	1993	320	45,803
FOP	42	30	1993	13	1,861
FSP	320	40	2008	128	18,321
FUS	486	100	2008	486	69,563
TOTALS	5,016			3,811	545,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,811	109.1475	172.45	657,207	1979	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2018 Heated Area: 3272 HX Base Yr 2018



** This building has 11 Sub-Areas

68 MARSH CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		545,482
TOTAL MARKET OB/XF VALUE		61,524
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		1,457,006
SOH/AGL Deduction		523,382
ASSESSED VALUE		933,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		882,902
TOTAL JUST VALUE		1,457,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,333,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706833	ADDITION	225,000	08/01/2017
14218	H/AC	0	10/01/2008
B21760	DEMOLITION	120,000	08/01/2008
R11452	REPAIR/RRF	1,200	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/0863	7/05/2017	WD	U	I	30	400,000
GRANTOR: MILLER DAVID F JR ET						
GRANTEE: MILLER DAVID F JR &						
2127/0308	12/21/2016	TD	U	I	11	100
GRANTOR: MILLER DAVID F SR TRU						
GRANTEE: MILLER DAVID F JR,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 DCK=[YR=1993] N8 W3 N4 W6 S4 W3 S8 E12$ W15 N8 FSP=[YR=2008] N16 W20 DCK=[YR=2008] W9 S5 E3 S3 E6 N8$ S16 E20$ W20 N8 W19 DCK=[YR=2008] N2 W17 S12 E3 S4 W1 S3 E14 N17 E1$ W1 S17 W14 S27 E9 S6 BAS=[YR=2017] S9 FGR=[YR=1993] W2 S26 E24N12 E3N10 SFB=[YR=2008] N1 DCK=[YR=2017] E12 N15 W6 FOP=[YR=1993] N7 W6 S7 E6$ W17 S12 E11 S3$ N3 W21 S4 E21$ W21 N4 W4$ E14 N9 W14$ E14 N3 E11 N7 E6 S7 E6 N3 E5 S3 E8 N3 E4 S3 E6 N17 E3 N14$ PTR=E15 FUS=[YR=2008] E4 S4 E23 S10 W3 S10 W20 N10 W4 N14$ W15$.

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	1980	1980	3	44	880	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
3	0855	CONC PAVER	0	100	0	0	5,673.00	SF	10.00	10.00	100	2008	2008	3	88	49,922	
4	0300	BOAT DCK W	0	100	0	0	604.00	SF	40.00	40.00	100	2003	2003	3	30	7,248	
5	0311	WD GANG WY	0	100	0	0	18.00	SF	45.00	45.00	100	1998	1998	3	20	162	
6	0303	FLT DOCK W	0	100	21	8	168.00	SF	26.00	26.00	100	1998	1998	3	25	1,092	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 61,524

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/30/2025 BY SYS