

LOT 134
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

BAYER HILARY W &/BRAMMER HAYLEY W ET AL
2115 CLAY DR
ATLANTA, GA 30350

2025

01-6N-29-1320-0134-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	12	CEDAR 100	0500	01	4,297	111.2496	175.77	755,284	1984	1990	0	0	0	17.00	83.00	VALUATION BY																
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 0% - 0										Heated Area: 3490										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr										Tax Group: 5									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floor	12	HARDWOOD 70																					BUILDING MARKET VALUE									
Interior Floor	11	CLAY TILE 30																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms	3	100																					SOH/AGL Deduction									
Bathrooms	3.5	100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	2.	100																					BASE TAXABLE VALUE									
Units	0	100																					TOTAL JUST VALUE									
BUD8 Adjustme	05	DIST 1A 100																					NCON VALUE									
Occupancy	00	NONE 100																					INCOME VALUE									
Quality	04	Quality Level 04																					PREVIOUS YEAR MKT VALUE									
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	10001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	3,186	100	1993	3,186	464,802																											
DCK	935	10	1993	94	13,713																											
FGR	759	55	1993	417	60,836																											
FOP	41	30	1993	12	1,750																											
FOP	49	30	1993	15	2,189																											
FOP	60	30	1993	18	2,626																											
FOP	72	30	1993	22	3,210																											
FOP	72	30	1993	22	3,210																											
FOP	90	30	1993	27	3,939																											
FSP	231	40	1993	92	13,422																											
TOTALS	6,141			4,297	626,886																											
EXTRA FEATURES										70 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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	2,160																
2	0812	CONCRETE C	0	0	0	0	2,277.00	SF	4.00	4.00	100	1984	1984	3	41	3,734																
3	0300	BOAT DCK W	0	0	0	0	676.00	SF	40.00	40.00	100	1984	1984	3	20	5,408																
4	0825	BRICK	0	0	0	0	242.00	SF	12.50	12.50	100	2006	2006	3	96	2,904																
5	0861	POOL GUNIT	0	0	0	0	390.00	SF	85.00	85.00	100	1984	1984	3	20	6,630																
6	0858	SCULP CONC	0	0	0	0	921.00	SF	13.00	13.00	100	1995	1995	3	90	10,776																
7	0810	CONCRETE A	0	0	0	0	111.00	SF	6.50	6.50	100	1995	1995	3	68	491																
8	1242	WD DECK A	0	0	0	0	284.00	SF	10.00	10.00	100	1984	1984	3	20	568																
9	0845	KOOL DECK	0	0	0	0	561.00	SF	7.25	7.25	100	1984	1984	3	41	1,668																
10	0311	WD GANG WY	0	0	21	4	84.00	SF	45.00	45.00	100	1984	1984	3	20	756																
LAND DESCRIPTION										TOTAL OB/XF										35,095												
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	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000															
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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
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