

LOT 138
IN OR 2225/620
MARSH CREEK VLG 2 PB 4/21 & 22

SHARPS CONRAD CHARLES & LAUREN FORD
73 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0138-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

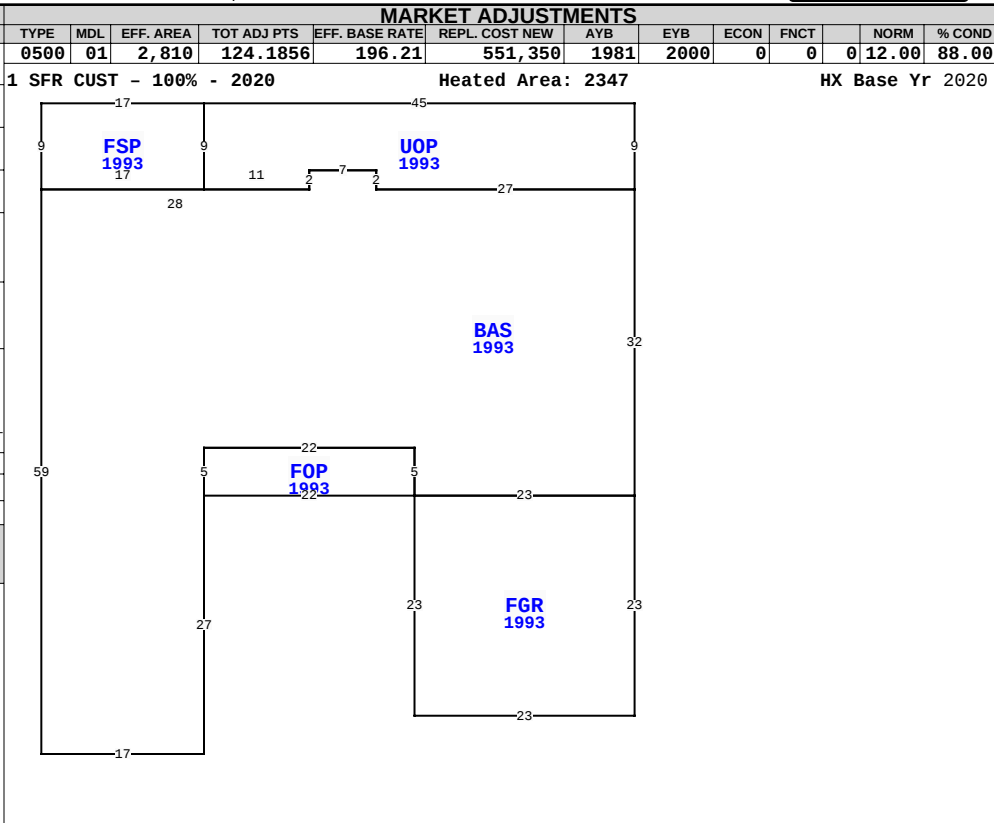
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	1993	2,347	405,244
FGR	529	55	1993	291	50,245
FOP	110	30	1993	33	5,698
FSP	153	40	1993	61	10,533
UOP	391	20	1993	78	13,468

TOTALS	3,530			2,810	485,188
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,915.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	12/20/2019	BY	DJ
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73 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2019	2019	3	97	7,430	
100	1981	1981	3	46.5	930	
100	2019	2019	3	97	1,438	

TOTAL OB/XF									
9,798									

Total Acres: 0.00	Total Land Value: 700,000	Market: 0	Agricultural: 0	Common: 700,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		485,188	
TOTAL MARKET OB/XF VALUE		9,798	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,194,986	
SOH/AGL Deduction		557,075	
ASSESSED VALUE		637,911	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		587,189	
TOTAL JUST VALUE		1,194,986	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,123,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002646	REMODEL	50,000	03/18/2019
B1811962	DEMOLITION	0	12/06/2018
B960433	REPAIR/RRF	4,600	02/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/0620	9/20/2018	WD	Q	I	02	575,000
GRANTOR: NORMA A WILCH LIVING						
GRANTEE: SHARPS CONRAD CHARL						
1096/1856	11/25/2002	QC	Q	I	01	100
GRANTOR: WILCH NORMA A						
GRANTEE: WILCH NORMA A TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W45 FSP=[YR=1993] W17 S9 BAS=[YR=1993] S59 E17 N27 FOP=[YR=1993] E22 FGR=[YR=1993] S23 E23 N23 W23 \$ N5 W22 S5 \$ N5 E22 S5 E23 N32 W27 N2 W7 S2 W28 \$ E17 N9 \$ S9 E11 N2 E7 S2 E27 N9 \$.									