

LOT 140
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

DEVORE ELIZABETH K QUALIFIED PERSONAL RESIDENCE TR
1451 TANGLEBROOK DR
ATHENS, GA 30606

2025

01-6N-29-1320-0140-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	282	100	1993	282	43,100
BAS	2,613	100	1993	2,613	399,358
FGR	846	55	1993	465	71,068
FGR	231	55	2005	127	19,410
FOP	24	30	1993	7	1,070
FOP	77	30	1993	23	3,516
FOP	44	30	2005	13	1,987
FUS	664	100	1993	664	101,482
FUS	768	100	1993	768	117,377
UOP	96	20	1993	19	2,904
TOTALS	5,962			5,044	770,900

** This building has 11 Sub-Areas

77 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

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	0861	POOL GUNIT	0	0	0	34	16	544.00	SF	85.00	100	1984	1984	3	20	9,248	
2	0825	BRICK	0	0	0	0	0	1,432.00	SF	12.50	100	1984	1984	3	79	14,141	
3	0504	FP-ELECTRI	0	0	0	0	0	1.00	UT	2,000.00	100	1984	1984	3	54	1,080	
4	0810	CONCRETE A	0	0	0	0	0	118.00	SF	6.50	100	1984	1984	3	41	314	
5	0504	FP-ELECTRI	0	0	0	0	0	1.00	UT	2,000.00	100	1984	1984	3	54	1,080	
6	1126	CB/STC 8"	0	0	0	0	0	750.00	SF	8.00	100	1984	1984	3	41	2,460	
7	1126	CB/STC 8"	0	0	0	0	0	28.00	SF	8.00	100	1984	1984	3	41	92	
8	0463	FENCE GATE	0	0	0	0	0	1.00	UT	300.00	100	1984	1984	3	20	60	
9	1076	TRELLIS A	0	0	14	5	70.00	SF	7.50	7.50	100	1995	1995	3	20	105	
10	1076	TRELLIS A	0	0	11	18	198.00	SF	7.50	7.50	100	1995	1995	3	20	297	

LAND DESCRIPTION										TOTAL OB/XF										28,877	
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	L VA				
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	7				
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3		5		
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
																									VALUATION BY					STANDARD				
																									Tax Group: 5					Tax Dist:				
																									BUILDING MARKET VALUE					776,900				
																									TOTAL MARKET OB/XF VALUE					57,953				
																									TOTAL LAND VALUE - MARKET					760,000				
																									TOTAL MARKET VALUE					1,528,853				
																									SOH/AGL Deduction					0				
																									ASSESSED VALUE					1,528,853				
																									TOTAL EXEMPTION VALUE					0				
																									BASE TAXABLE VALUE					1,528,853				
																									TOTAL JUST VALUE					1,528,853				
																									NCON VALUE					75,857				
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					1,372,833				

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REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	700,000	Market:	0	Agricultural:	0	Common:	700,000	PRINTED 07/30/2025 BY SYS
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