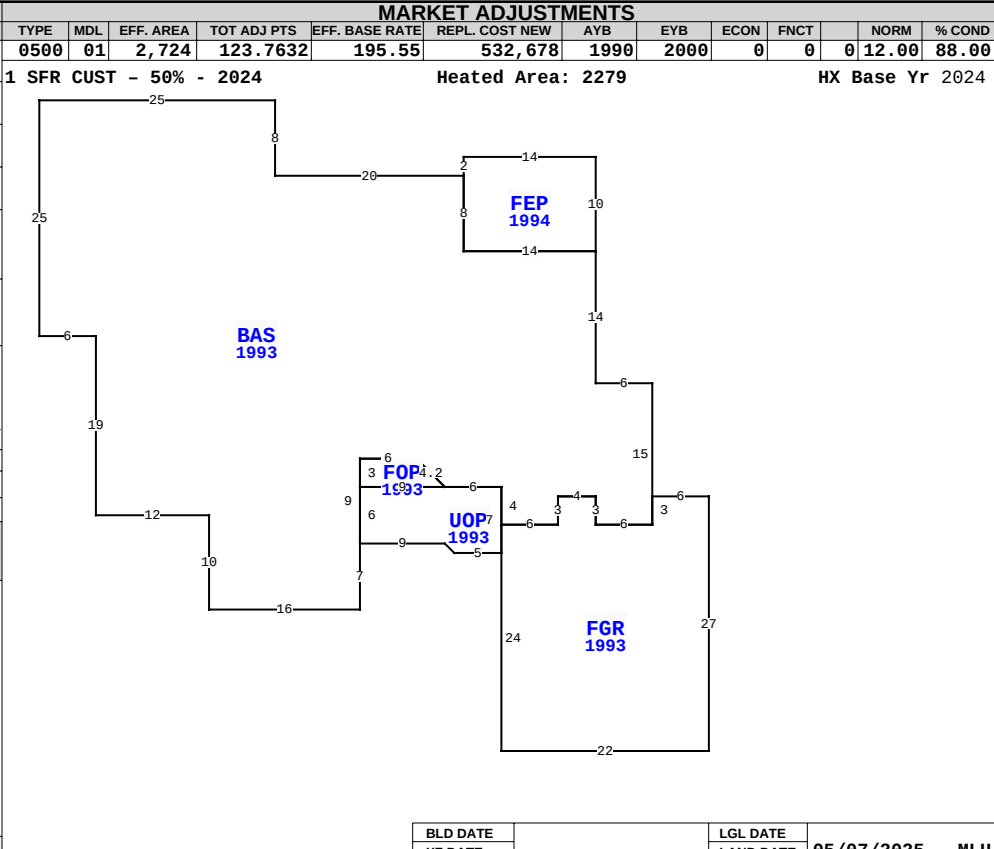




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 40
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 20
Air Condition	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
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	2,279	100	1993	2,279	392,179
FEP	140	80	1994	112	19,274
FGR	558	55	1993	307	52,830
FOP	23	30	1993	7	1,205
UOP	96	20	1993	19	3,269
TOTALS	3,096			2,724	468,757



79 MARSH CREEK RD, FERNANDINA BEACH

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

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3
2	0855	CONC PAVER	0	50	0	0	2,219.00	SF	10.00	10.00	100	2023	2022	3
3	1242	WD DECK A	0	50	0	0	288.00	SF	10.00	10.00	100	1990	1990	3
4	1124	CB/STC 4"	0	50	10	4	40.00	SF	6.50	6.50	100	1990	1990	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000140	C	RES GOLF	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					468,757				
TOTAL MARKET OB/XF VALUE					24,012				
TOTAL LAND VALUE - MARKET					700,000				
TOTAL MARKET VALUE					1,192,769				
SOH/AGL Deduction					53,150				
ASSESSED VALUE					1,139,619				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,088,897				
TOTAL JUST VALUE					1,192,769				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,121,810				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003472	ADD/ REMO	1,250,000	03/26/2024
B240001782	DEMO FOR REMODEL	0	02/13/2024
6071	NEW CONSTR	118,400	10/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2637/771	5/09/2023	WD	Q	I	01	1,350,000	
GRANTOR: OWENS REVOCABLE TRUST							
GRANTEE: MCHATTIE CHRISTOPHE							
2089/1217	12/14/2016	WD	U	I	11	100	
GRANTOR: OWENS MICHAEL T & CAT							
GRANTEE: OWENS REVOCABLE TRU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1994] W14 S2 BAS=[YR=1993] W20 N8 W25 S25 E6 S19 E12 S10 E16 N7 UOP=[YR=1993] E9 D1 R1 E5 N7 W6 FOP=[YR=1993] W9 N3 E6 D3 R3 \$ W9S6\$ N9 E6 D3 R3 E6 S4 FGR=[YR=1993] S24 E22 N27 W6 S3 W6 N3 W4 S3 W6 \$ E6 N3 E4 S3 E6 N15 W6 N14 W14 N8 \$ S8 E14 N10 \$.									