

LOT 142
MARSH CREEK VILLAGE 2
PB 4/21 & 22

HAIR DAVID HAYNE & ELIZABETH SULLIVAN
81 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0142-0000



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	PAGE 1 of 2 5														
Exterior Wall	12	CEDAR 100	0500	01	2,344	131.5160	207.80	487,083	1980	1995	0	0	14.50	85.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 1990 HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100															Tax Group: 5 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 416,456												
Interior Floo	11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE 8,937												
Interior Floo	12	HARDWOOD 50															TOTAL LAND VALUE - MARKET 700,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 1,125,393												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 452,649												
Bedrooms	3	100															ASSESSED VALUE 672,744												
Bathrooms	2.5	100															TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 622,022												
Stories	2.	100															TOTAL JUST VALUE 1,125,393												
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 1,057,034																										
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	120	100	1993	120	21,320																								
BAS	1,514	100	1993	1,514	268,991																								
BAS	60	100	2009	60	10,660																								
BAS	296	100	2013	296	52,590																								
DCK	26	10	2009	3	533																								
DCK	120	10	2009	12	2,132																								
DCK	296	10	2009	30	5,330																								
FGR	264	55	1993	145	25,762																								
FOP	32	30	1993	10	1,777																								
FOP	33	30	1993	10	1,777																								
TOTALS	3,160			2,344	416,456																								
EXTRA FEATURES						** This building has 12 Sub-Areas																							
81 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	0812	CONCRETE C	0	100	0	0	1,490.00	SF	4.00	4.00	100	1980	1980	3	30	1,788													
2	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	1993	1993	3	64	2,885													
3	0811	CONCRETE B	0	100	0	0	276.00	SF	5.20	5.20	100	2009	2009	3	89	1,277													
4	1242	WD DECK A	0	100	0	0	152.00	SF	10.00	10.00	100	2008	2008	3	31	471													
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2009	2009	3	35	224													
6	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2009	2009	3	35	126													
7	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	2009	2009	3	35	88													
8	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2009	2009	3	35	140													
9	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2009	2009	3	35	70													
10	1242	WD DECK A	0	100	2	4	8.00	SF	10.00	10.00	100	2009	2009	3	35	28													
TOTAL OB/XF 7,097																													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000												
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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