

LOT 146
IN OR 1799/485
MARSH CREEK VILLAGE #2

MCCREARY WALTER C & LINDA
89 OYSTER CATCHER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
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. 100
Units		0 100
BUD4 Adjustme	40	. 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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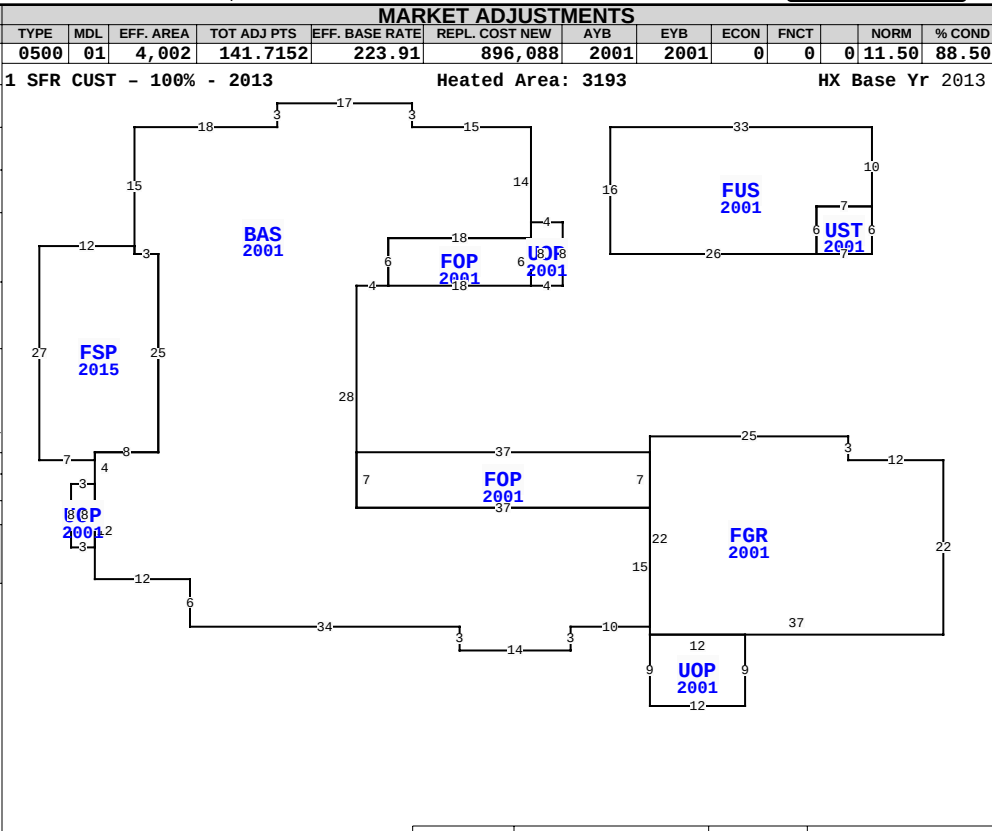
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,707	100	2001	2,707	536,420
FGR	889	55	2001	489	96,900
FOP	108	30	2001	32	6,341
FOP	259	30	2001	78	15,457
FSP	394	40	2015	158	31,310
FUS	486	100	2001	486	96,306
UOP	24	20	2001	5	991
UOP	32	20	2001	6	1,189
UOP	108	20	2001	22	4,360
UST	42	45	2001	19	3,765
TOTALS	5,049			4,002	793,038

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	1,837.00	SF	4.00	4.00	100	2001	2001	3	79	5,805	
3	0825	BRICK	0	100	11	4	44.00	SF	12.50	12.50	100	2001	2001	3	94	517	
4	1126	CB/STC 8"	0	100	0	0	391.00	SF	8.00	8.00	100	2001	2001	3	79	2,471	
5	0825	BRICK	0	100	0	0	296.00	SF	12.50	12.50	100	2001	2001	3	94	3,478	
6	0445	BOX FNC 5'	0	100	0	0	17.00	LF	8.10	8.10	100	2001	2001	3	20	28	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
8	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2001	2001	3	79	324	
9	0825	BRICK	0	100	69	3	207.00	SF	12.50	12.50	100	2001	2001	3	94	2,432	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



89 OYSTER CATCHER CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			16,891
L N	USE CODE	CLS	RES GOLF
1	000140	C	RES GOLF

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE	793,038			
TOTAL MARKET OB/XF VALUE	16,891			
TOTAL LAND VALUE - MARKET	700,000			
TOTAL MARKET VALUE	1,509,929			
SOH/AGL Deduction	670,252			
ASSESSED VALUE	839,677			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	788,955			
TOTAL JUST VALUE	1,509,929			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,424,155			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530292	SCRNRM	8,776	04/01/2015
B0007484	NEW CONSTR	279,996	08/01/2000

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1799/0485	6/14/2012	WD Q
GRANTOR: BOWMAN HARRY W TRUSTE		
GRANTEE: MCCREARY WALTER C &		
1380/1030	1/10/2006	WD Q
GRANTOR: LANE GREGORY R		
GRANTEE: BOWMAN HARRY W TRUS		

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=2001] W15 N3 W17 S3 W18 S15 FSP=[YR=2015] W12 S27 E7 N1 E8 N25 W3 N1\$ S1 E3 S25 W8 S4 UOP=[YR=2001] W3 S8 E3 N8\$ S12 E12 S6 E34 S3 E14 N3 E10FGR=[YR=2001] S1 UOP=[YR=2001] S9 E12 N9W12 \$ E37 N22 W12 N3 W25 S2 FOP=[YR=2001] W37 S7 E37 N7 \$ S22\$ N15 W37 N28 E4 FOP=[YR=2001] E18 UOP=[YR=2001] E4 N8 W4 S8 \$ N6 W18 S6 \$ N6 E18 N14 \$ PTR= E10 FUS=[YR=2001] E33 S10 UST=[YR=2001] S6 W7 N6 E7 \$ W7 S6 W26 N16 \$ W10\$.		