LOT 150 IN OR 897/111
MARSH CREEK VLG 2
PB 4/21 & 22

CRYAN ELLEN & GERARD (JTROS)
43 FARMS RD
EAST BRUNSWICK, NJ 08816

2025

01-6N-29-1320-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

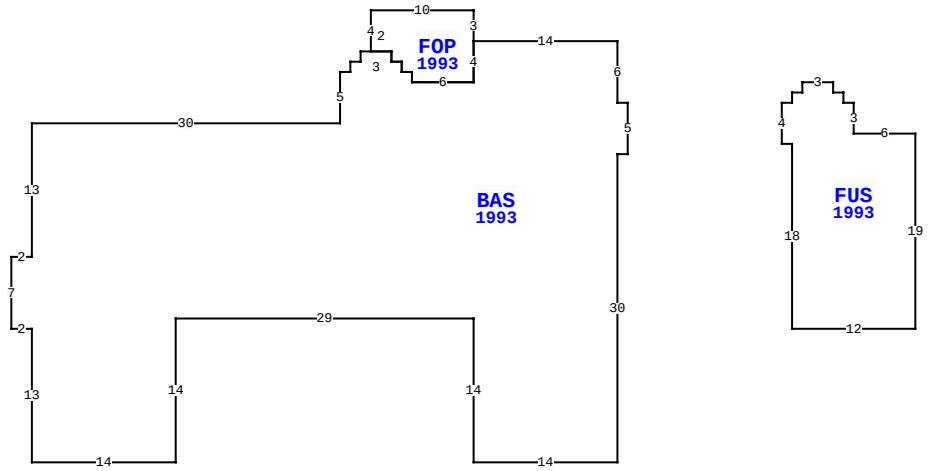
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,673	100	1993	1,673	265,786
FOP	61	30	1993	18	2,860
FUS	258	100	1993	258	40,988
TOTALS	1,992			1,949	309,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,949	123.3750	194.93	379,919	1987	1987	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 1931 HX Base Yr



97 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	309,634
TOTAL MARKET OB/XF VALUE	9,029
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	818,663
SOH/AGL Deduction	132,913
ASSESSED VALUE	685,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	685,750
TOTAL JUST VALUE	818,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	805,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0897/0111	8/26/1999	WD	Q	I	01	100
GRANTOR: CRYAN JOHN P TRUSTEE						
GRANTEE: CRYAN ELLEN & GERAL						
0682/0007	6/02/1993	WD	Q	I	01	100
GRANTOR: CRYAN JOHN P						
GRANTEE: CRYAN JOHN P TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N6 W14 FOP=[YR=1993] N3 W10 S4 E2 S1 E1 S1 E1 S1 E6 N4 $ S4 W6 N1 W1 N1 W1 N1 W3 S1 W1 S1 W1 S5 W30 S13 W2 S7 E2 S13 E14 N14 E29 S14 E14 N30 E1 N5 $ PTR= E15
FUS=[YR=1993] E1 N1 E1 N1 E3 S1 E1 S1 E1 S3 E6 S19 W12 N18 W1 N4 $ W15 $.

EXTRA FEATURES

LN	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	0	0	0	1,800.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,564	
2	1242	WD DECK A	0	0	0	0	456.00	SF	10.00	10.00	100	1987	1987	3	20	912	
3	0850	PEBBLE WLK	0	0	0	0	312.00	SF	3.50	3.50	100	1987	1987	3	49.5	541	
4	1075	TRELLIS G	0	0	0	0	512.00	SF	35.00	35.00	100	1987	1987	3	20	3,584	
5	1126	CB/STC 8"	0	0	3	14	42.00	SF	8.00	8.00	100	1987	1987	3	49.5	166	
6	1125	CB/STC 6"	0	0	6	12	72.00	SF	7.35	7.35	100	1987	1987	3	49.5	262	

LAND DESCRIPTION

TOTAL OB/XF 9,029

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS