

LOT 151
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

BEEBE WADE S & SUSAN L
99 WOOD IBIS ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0151-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	2,547	100	2004	2,547	522,232
BAS	60	100	2013	60	12,302
FGR	804	55	2004	442	90,626
FOP	42	30	2004	13	2,666
FOP	219	30	2004	66	13,532
FSP	174	40	2004	70	14,352
FST	41	55	2004	23	4,716
FUS	585	100	2004	585	119,948
UOP	9	20	2004	2	410
UOP	14	20	2004	3	615
TOTALS	4,561			3,824	784,066

** This building has 11 Sub-Areas

99 WOOD IBIS, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

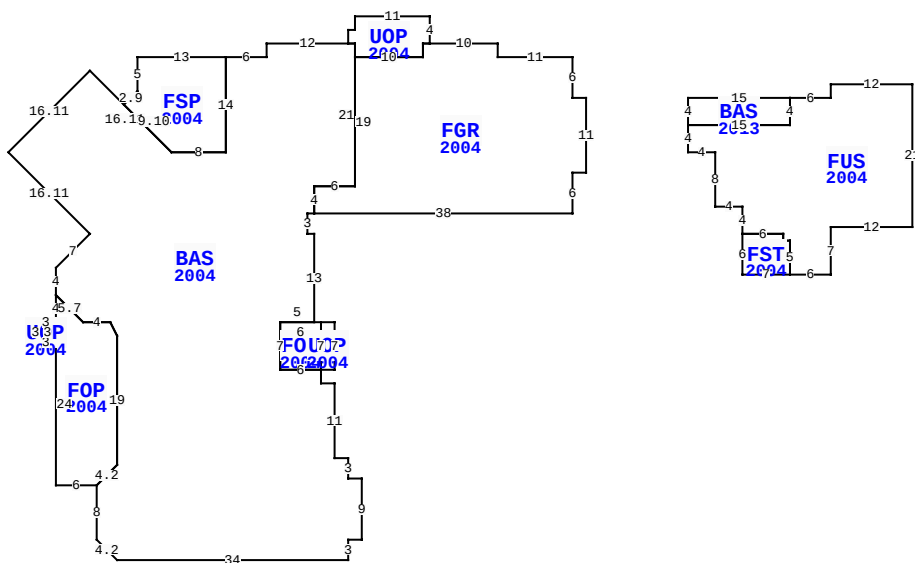
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,790.00	SF	4.00	4.00	100	2004	2004	3	83	5,943	
2	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50	6.50	100	2004	2004	3	83	237	
3	0450	PREFAB FNC	0	100	0	0	156.00	LF	8.00	8.00	100	2004	2004	3	21	262	
4	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2004	2004	3	21	67	
5	0855	CONC PAVER	0	100	0	0	1,030.00	SF	10.00	10.00	100	2025	2024		100	10,300	
6	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2025	2024		100	29,580	
7	0912	SCRN RM G	0	100	0	0	1,418.00	SF	20.00	20.00	100	2025	2024		100	28,360	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION										TOTAL OB/XF										76,749	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	5				

REVIEW DATE 02/26/2024 BY HSA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 3,824 144.1872 227.82 871,184 2004 2004 0 0 0 10.00 90.00
1 SFR CUST - 100% - 2023 Heated Area: 3192 HX Base Yr 2023



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		784,066
TOTAL MARKET OB/XF VALUE		76,749
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,360,815
SOH/AGL Deduction		48,638
ASSESSED VALUE		1,312,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,261,455
TOTAL JUST VALUE		1,360,815
NCON VALUE		70,240
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,255,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013469	912-1418	30,000	10/19/2023
SP230012233	861-348 855-1030	113,432	09/22/2023
B1225939	ENCL UP BAL	4,352	04/01/2012
B0311713	NEW CONSTR	301,648	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0074	1/18/2022	WD Q	Q	I	01	1,325,000

GRANTOR: MACKENZIE DONALD R &

GRANTEE: BEEBE WADE S & SUSAN

0344/0304 9/01/1981 WD Q V 26,000

GRANTOR:

GRANTEE:

BUILDING NOTES																

BUILDING DIMENSIONS
BAS=[YR=2004;ORIG=-35,-8] W12 S2 W6 S14 W8 U12L12 D12L12
D12R12 D5L5 S4 D4R4 E4 D2R1 S19 D3L3 S8 D3R3 E34 N3 E2 N9 W2
N3 W2 N11 W2 N2 W6 N7 E5 N13 W1 N3 E1 N4 E6 N21 W1 \$
FGR=[YR=2004;ORIG=0,0] W2 N6 W11 N2 W10 W1 S2 W10 S19 W6 S4
E38 N6 E2 N11 \$
FUS=[YR=2004;ORIG=30,0] E6 N2 E12 S21 W12 S7 W6 N5 W1 N1 W6
N4 W4 N8 W4 N4 E15 N4 \$
FOP=[YR=2004;ORIG=-78,29] S4 S24 E6 U3R3 N19 U2L1 W4 U4L4 \$
FSP=[YR=2004;ORIG=-53,-6] W13 S5 D2L2 D7R7 E8 N14 \$
UOP=[YR=2004;ORIG=-23,-8] N4 W11 S2 W1 S2 E1 S2 E10 N2 E1 \$
BAS=[YR=2013;ORIG=15,0] E15 S4 W15 N4 \$
FOP=[YR=2004;ORIG=-39,33] W6 S7 E6 N7 \$