

LOT 154
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

PHALEN CHARLES S REVOCABLE TRUST/PHALEN HILDY C RE
105 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,378	100	1993	2,378	442,129
FGR	570	55	1993	314	58,380
FOP	22	30	1993	7	1,302
FOP	24	30	1993	7	1,302
FST	54	55	1993	30	5,578

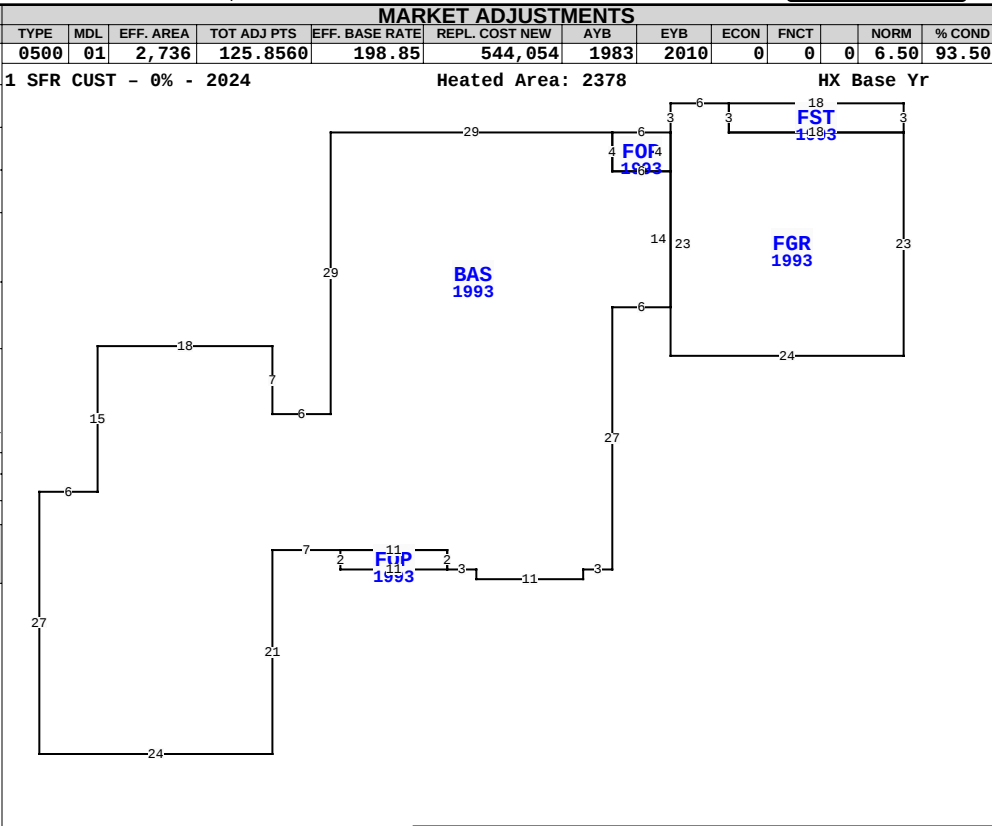
TOTALS	3,048			2,736	508,690
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
2	0850	PEBBLE WLK	0	0	0	0	2,185.00	SF	3.50	3.50	100	1985	1985	3	44	3,365	
3	0850	PEBBLE WLK	0	0	0	0	224.00	SF	3.50	3.50	100	1985	1985	3	44	345	
4	0850	PEBBLE WLK	0	0	0	0	662.00	SF	3.50	3.50	100	1985	1985	3	44	1,019	
5	1242	WD DECK A	0	0	0	0	116.00	SF	10.00	10.00	100	2005	2005	3	22	255	

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	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							



105 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
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TOTAL OB/XF

6,014

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	508,690		
TOTAL MARKET OB/XF VALUE	6,014		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	1,014,704		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,014,704		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,014,704		
TOTAL JUST VALUE	1,014,704		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	991,921		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240005733	REPLACE EXTERIOR	2,000	05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/1659	1/30/2025	WD	U	I	11	100
GRANTOR: PHALEN CHARLES S JR &						
GRANTEE: PHALEN CHARLES S RE						
2661/1703	8/16/2023	WD	Q	I	01	1,250,000
GRANTOR: CLARK ANDREW T						
GRANTEE: PHALEN CHARLES S JR						

BUILDING NOTES

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BUILDING DIMENSIONS

FST=[YR=1993] W18 FGR=[YR=1993] W6 S3 FOP=[YR=1993] W6
BAS=[YR=1993] W29 S29 W6 N7 W18 S15 W6 S27 E24 N21 E7
FOP=[YR=1993] S2 E11 N2 W11\$ E11 S2 E3 S1 E11 N1 E3 N27E6 N14
W6 N4 \$ S4 E6 N4\$ S23 E24 N23 W18 N3 \$ S3 E18 N3\$.