

REEDER DENNIS K REVOC TRUST/REEDER DENNIS K TRUSTE
107 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1320-0155-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT										TYPE										MDL									
Exterior Wall										0500										01									
Roof Structur										03										WD FR STUC 100									
Roof Cover										05										GABLE/HIP 100									
Interior Wall										12										COMP SHNGL 100									
Interior Floo										03										DRYWALL 100									
Interior Floo										12										HARDWOOD 50									
Air Condition										14										CARPET 50									
Heating Type										04										CENTRAL 100									
Bedrooms										04										AIR DUCTED 100									
Bathrooms										02										3 100									
Frame										02										3.5 100									
Stories										01										WOOD FRAME 100									
Units										00										1. 100									
Occupancy										00										0 100									
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										2,522										100 1993									
FGR										468										55 1993									
FOP										36										30 1993									
FOP										70										30 1993									
FST										12										55 1993									
PTO										133										5 1993									
TOTALS										3,241										2,825 427,701									
EXTRA FEATURES										107 MARSH CREEK RD, FERNANDINA BEACH																			
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									
2 0812										CONCRETE C										0 100 0 0									
3 0810										CONCRETE A										0 100 0 0									
4 0810										CONCRETE A										0 100 8 5									
5 1126										CB/STC 8"										0 100 19 6									
6 0820										WOOD WALK										0 100 28 3									
LAND DESCRIPTION										TOTAL OB/XF										8,490									
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									
100																				RSF-1 0.00									
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									