

LOT 156
MARSH CREEK VLG 2 PB 4/21 & 22
& LOT 63

ADAMS BRIAN DAVID & DEBORAH J/
109 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1320-0156-0000



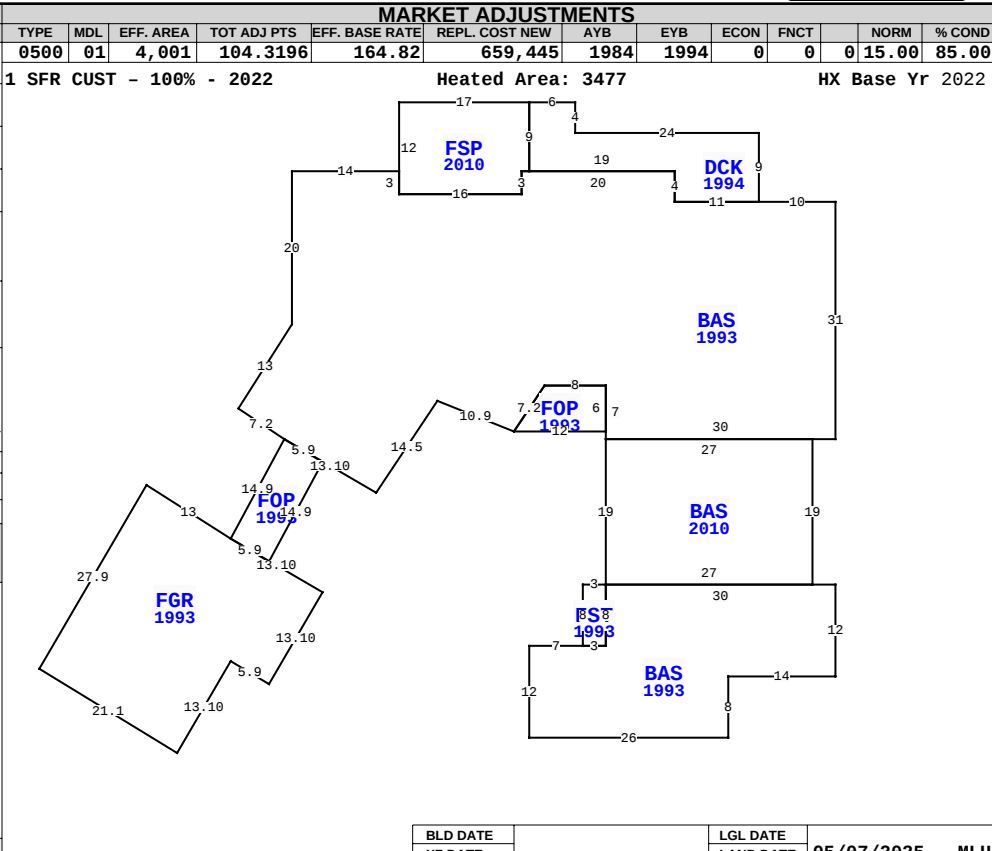
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	608	100	1993	608	85,179
BAS	2,356	100	1993	2,356	330,069
BAS	513	100	2010	513	71,870
DCK	218	10	1994	22	3,082
FGR	664	55	1993	365	51,135
FOP	60	30	1993	18	2,522
FOP	86	30	1993	26	3,642
FSP	201	40	2010	80	11,208
FST	24	55	1993	13	1,822
TOTALS	4,730			4,001	560,528

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	190	10	2,331.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00
4	1125	CB/STC 6"	0	100	0	0	511.00	SF	7.35
5	1242	WD DECK A	0	100	0	0	802.00	SF	10.00
6	1242	WD DECK A	0	100	0	0	64.00	SF	10.00
7	1076	TRELLIS A	0	100	0	0	120.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00
2	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
14,556									

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14,556									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		560,528	
TOTAL MARKET OB/XF VALUE		14,556	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,625,084	
SOH/AGL Deduction		323,376	
ASSESSED VALUE		1,301,708	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,250,986	
TOTAL JUST VALUE		1,625,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,525,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005513	R/R RES	140,000	05/21/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2407/1866	11/10/2020	WD	Q	I	01
GRANTOR: STARKS STELLA FLOYD L					
GRANTEE: ADAMS BRIAN DAVID &					
2026/0634	2/01/2016	WD	U	V	11
GRANTOR: STARKS MARVIN WAYNE &					
GRANTEE: STARKS STELLA FLOYD					

BUILDING NOTES									
BAS=[YR=1993] W10 DCK=[YR=1994] N9W24N4W6 FSP=[YR=2010]									
W17S12E16N3E1N9\$ S9 E19 S4 E11\$ W11 N4 W20 S3 W16 N3 W14 S20									
L7 D11 R6 D4 FOP=[YR=1993] L7 D13 FGR=[YR=1993] U7 L11									
D24 L14 D11 R18 U12 R7 D3 R5 U12 R7 L12 U7 \$ D3 R5 U13									
R7 U3 L5 \$ D7 R12 U12 R8 D4 R10 FOP=[YR=1993] E12 N6 W8									
D6 L4 \$ U6 R4 E8 S7 BAS=[YR=2010] S19 FST=[YR=1993] W3S8									
BAS=[YR=1993] W7 S12 E26 N8 E14 N12 W30 S8 W3\$ E3 N8\$ E27									
N19 W27\$ E30 N31\$.									