

PT TRACT 7 IN OR 319/641  
 BEING MAP #1, PARCEL #22  
 MARSH CREEK VILLAGE UNIT 2

AMELIA ISLAND PLN COMMUNITY ASSN  
 PO BOX 15489  
 FERNANDINA BEACH, FL 32035

2025

01-6N-29-1320-0TR7-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																						VALUATION BY STANDARD Tax Group: 5 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100											
DOR CODE		0005 COMMON S/D LANDS																		PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM																																	
NEIGHBORHOOD/LOC		10002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																	
																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0319/0641 8/12/1980 QC Q V 02 1,000 GRANTOR: AMELIA DUNES INC GRANTEE: AMELIA ISLAND PLANT																	
TOTALS																														BUILDING NOTES			
EXTRA FEATURES										MARSH CREEK RD, FERNANDINA BEACH																				BUILDING DIMENSIONS			
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																	
LAND DESCRIPTION										TOTAL OB/XF										0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																	