

PT TRACT 7 IN OR 319/641
 BEING MAP #1, PARCEL #29
 MARSH CREEK VILLAGE UNIT 2

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

2025

01-6N-29-1320-0TR7-0050



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 D/B/											
																				GRANTEE: AMELIA ISLAND PLANT											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS																															
EXTRA FEATURES										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															
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 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															