

DEROY VIRGINIA E TRUST/DEROY VIRGINIA E TRUSTEE
44 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1330-0187-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										VALUATION BY										STANDARD									
Exterior Wall 12 CEDAR 100										Tax Group: 5										Tax Dist:									
Roof Structur 03 GABLE/HIP 100										BUILDING MARKET VALUE										498,376									
Roof Cover 10 WD SHINGLE 100										TOTAL MARKET OB/XF VALUE										31,574									
Interior Wall 05 DRYWALL 80										TOTAL LAND VALUE - MARKET										765,000									
Interior Wall 06 CUST PANEL 20										TOTAL MARKET VALUE										1,294,950									
Interior Floo 12 HARDWOOD 70										SOH/AGL Deduction										323,951									
Interior Floo 14 CARPET 30										ASSESSED VALUE										970,999									
Air Condition 03 CENTRAL 100										TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Heating Type 04 AIR DUCTED 100										BASE TAXABLE VALUE										915,277									
Bedrooms 4 100										TOTAL JUST VALUE										1,294,950									
Bathrooms 4 100										NCON VALUE										0									
Frame 02 WOOD FRAME 100										INCOME VALUE																			
Stories 2. 100										PREVIOUS YEAR MKT VALUE										1,183,209									
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 115 100 2016 115 16,555																													
DCK 30 10 1993 3 432																													
DCK 425 10 1993 42 6,047																													
FCP 322 25 2016 80 11,517																													
FGR 368 55 1993 202 29,080																													
FOP 57 30 1993 17 2,447																													
FOP 120 30 1993 36 5,182																													
FOP 74 30 2016 22 3,167																													
FUS 1,558 100 1993 1,558 224,284																													
FUS 84 100 2016 84 12,092																													
TOTALS 5,015 3,462 498,376																													
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 0861 POOL GUNIT 0 100 30 16 480.00 SF 85.00 85.00 100 1979 1979 3 20 8,160																													
2 0850 PEBBLE WLK 0 100 0 0 1,191.00 SF 3.50 3.50 100 1979 1979 3 29 1,209																													
3 0504 FP-ELECTRI 0 100 0 0 2.00 UT 2,000.00 2,000.00 100 1979 1979 3 42 1,680																													
4 0300 BOAT DCK W 0 100 90 4 360.00 SF 40.00 40.00 100 2002 2002 3 29 4,176																													
5 0825 BRICK 0 100 0 0 519.00 SF 12.50 12.50 100 1985 1985 3 80 5,190																													
6 1075 TRELLIS G 0 100 0 0 225.00 SF 35.00 35.00 100 1985 1985 3 20 1,575																													
7 0825 BRICK 0 100 0 0 687.00 SF 12.50 12.50 100 1985 1985 3 80 6,870																													
8 0311 WD GANG WY 0 100 0 0 20.00 SF 45.00 45.00 100 2002 2002 3 20 180																													
9 0317 DCK PLNG W 0 100 0 0 2.00 UT 500.00 500.00 100 2002 2002 3 20 200																													
10 0920 CWALL-WD/M 0 100 0 0 16.00 LF 390.00 390.00 100 2002 2002 3 20 1,248																													
LAND DESCRIPTION										TOTAL OB/XF 30,488																			
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 000131 C RES CREEK 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 0.90 850,000.00 765,000.00 765,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00										Total Land Value: 765,000									
										Market: 0										Agricultural: 0									
										Common: 765,000										PRINTED 07/30/2025 BY SYS									

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