LOT 190 & PT OF LOT 189
IN OR 2086/1116
MARSH CREEK VLG 3 PB 4/40

LELLI ALEXANDER J JR & JANET S
50 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1330-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04

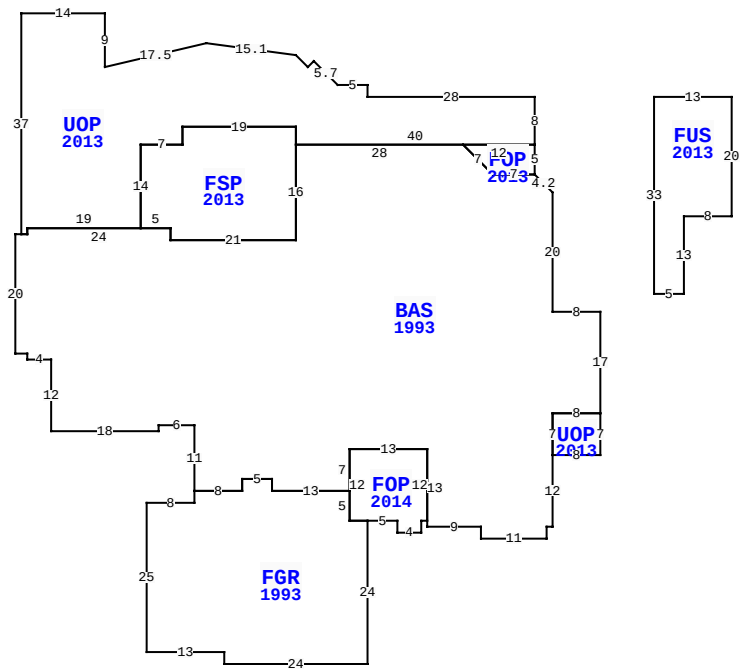
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,254	100	1993	4,254	933,491
FGR	1,026	55	1993	564	123,763
FOP	48	30	2013	14	3,072
FOP	164	30	2014	49	10,752
FSP	463	40	2013	185	40,596
FUS	325	100	2013	325	71,317
UOP	56	20	2013	11	2,414
UOP	1,391	20	2013	278	61,004
TOTALS	7,727			5,680	1,246,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,680	146.9688	232.21	1,318,953	1980	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2015 Heated Area: 4579 HX Base Yr 2015



50 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,246,411
TOTAL MARKET OB/XF VALUE		31,277
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		2,127,688
SOH/AGL Deduction		601,791
ASSESSED VALUE		1,525,897
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,475,175
TOTAL JUST VALUE		2,127,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,972,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428569	ROOF OVER FOP	20,000	04/01/2014
M1217646	H/AC	0	10/01/2012
P1216058	NEW CONSTR	0	08/01/2012
B26053	ADDITION	485,000	05/01/2012
B9805573	ADDITION	15,600	11/01/1998
B960453	REPAIR/RRF	4,200	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1116	9/30/2016	WD	U	I	11	100
GRANTOR: LELLI ALEXANDER J JR						
GRANTEE: LELLI ALEXANDER J J						
2082/1393	9/30/2016	QD	U	I	11	100
GRANTOR: LELLI ALEXANDER J JR						
GRANTEE: LELLI ALEXANDER J J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W28 N2 W5 U4 L4 D1 L1 U2 L2 U2 L15 D4 L17 N9 W14 S37 BAS=[YR=1993] W1 S20 E2 S1 E4 S12 E18 N1 E6 S11 FGR=[YR=1993] S2 W8 S25 E13 S2 E24 N24 FOP=[YR=2014] E5 S2 E4 N2 E1 N12 W13 S12 E3$ W3 N5 W13 N2 W5 S2 W8$ E8 N2 E5 S2 E13 N7 E13 S13 E9 S2 E11 N2 E1 N12 UOP=[YR=2013] E8 N7 W8 S7$ N7 E8 N17 W8 N20 U3 L3 FOP=[YR=2013] N5 W12 D5 R5 E7 $ W7 U5 L5 W28 FSP=[YR=2013] N3 W19 S3 W7 S14 E5 S2 E21 N16$ S16 W21 N2 W24 S1 W1$ E1 N1 E19 N14 E7 N3 E19 S3 E40 N8$ PTR=E20 FUS=[YR=2013] E13 S20 W8 S13 W5 N33$ W20$.

EXTRA FEATURES

LN	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	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0300	BOAT DCK W	0	100	0	0	294.00	SF	40.00	40.00	100	2013	2013	3	68	7,997	
3	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	1980	1980	3	30	115	
4	0855	CONC PAVER	0	100	0	0	1,312.00	SF	7.00	7.00	100	2013	2013	3	93	8,541	
5	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	2013	2013	3	68	2,829	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2013	2013	3	55	1,265	
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2013	2013	3	55	1,650	
8	0855	CONC PAVER	0	100	0	0	210.00	SF	7.00	7.00	100	2013	2013	3	93	1,367	
9	0855	CONC PAVER	0	100	0	0	148.00	SF	7.00	7.00	100	2013	2013	3	93	963	
10	1076	TRELLIS A	0	100	25	8	200.00	SF	7.50	7.50	100	2013	2013	3	68	1,020	

TOTAL OB/XF 26,627

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/30/2025 BY SYS

LOT 190 & PT OF LOT 189
IN OR 2086/1116
MARSH CREEK VLG 3 PB 4/40

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2025

01-6N-29-1330-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BASE TAXABLE VALUE		1,475,175
TOTAL JUST VALUE		2,127,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,972,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8617	ADDITION	56,025	01/19/1993
BP4003	N/A	103,942	04/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1116	9/30/2016	WD	U	I	11	100
GRANTOR: LELLI ALEXANDER J JR						
GRANTEE: LELLI ALEXANDER J J						
2082/1393	9/30/2016	QD	U	I	11	100
GRANTOR: LELLI ALEXANDER J JR						
GRANTEE: LELLI ALEXANDER J J						

BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	55	2,750	
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 4,650

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/30/2025 BY SYS