

LOT 191
IN OR 2102/624
MARSH CREEK VILLAGE 3 PB 4/40

MADDOX MATTHEW T
52 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1330-0191-0000



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	PAGE 1 of 1 5														
Exterior Wall	16	WD FR STUC 90	0500	01	3,757	88.5330	139.88	525,529	1991	1991	0	0	16.50	83.50															
Exterior Wall	12	CEDAR 10	1 SFR CUST - 100% - 2019													Heated Area: 3184													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2019													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	12	HARDWOOD 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
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	2,114	100	1993	2,114	246,915																								
FGR	652	55	1993	359	41,931																								
FOP	56	30	1993	17	1,986																								
FOP	112	30	1993	34	3,971																								
FSP	195	40	1993	78	9,111																								
FUS	1,070	100	1993	1,070	124,976																								
UOP	131	20	1993	26	3,037																								
UOP	295	20	1993	59	6,891																								
TOTALS			4,625	3,757	438,817																								
EXTRA FEATURES			52 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												
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360													
2	0855	CONC PAVER	0	100	0	0	1,043.00	SF	10.00	10.00	100	2018	2018	3	97	10,117													
3	0300	BOAT DCK W	0	100	0	0	428.00	SF	40.00	40.00	100	1981	1981	3	20	3,424													
4	0825	BRICK	0	100	0	0	370.00	SF	12.50	12.50	100	1991	1991	3	86	3,978													
5	1126	CB/STC 8"	0	100	11	5	55.00	SF	8.00	8.00	100	1991	1991	3	59.5	262													
6	0303	FLT DOCK W	0	100	0	0	160.00	SF	26.00	26.00	100	2000	2000	3	27	1,123													
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2000	2000	3	20	180													
8	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2018	2018	3	84	7,258													
TOTAL OB/XF 27,702																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	850,000.00	680,000.00	680,000												
REVIEW DATE 02/11/2019 BY DJ Total Acres: 0.00 Total Land Value: 680,000 Market: 0 Agricultural: 0 Common: 680,000 PRINTED 07/30/2025 BY SYS																													