

LOT 192
IN OR 940/1333
MARSH CREEK VILLAGE 3 PB 4/40

THIBAUT ANNE MARIE LIVING TRUST/THIBAUT ANNE MAR
54 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1330-0192-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

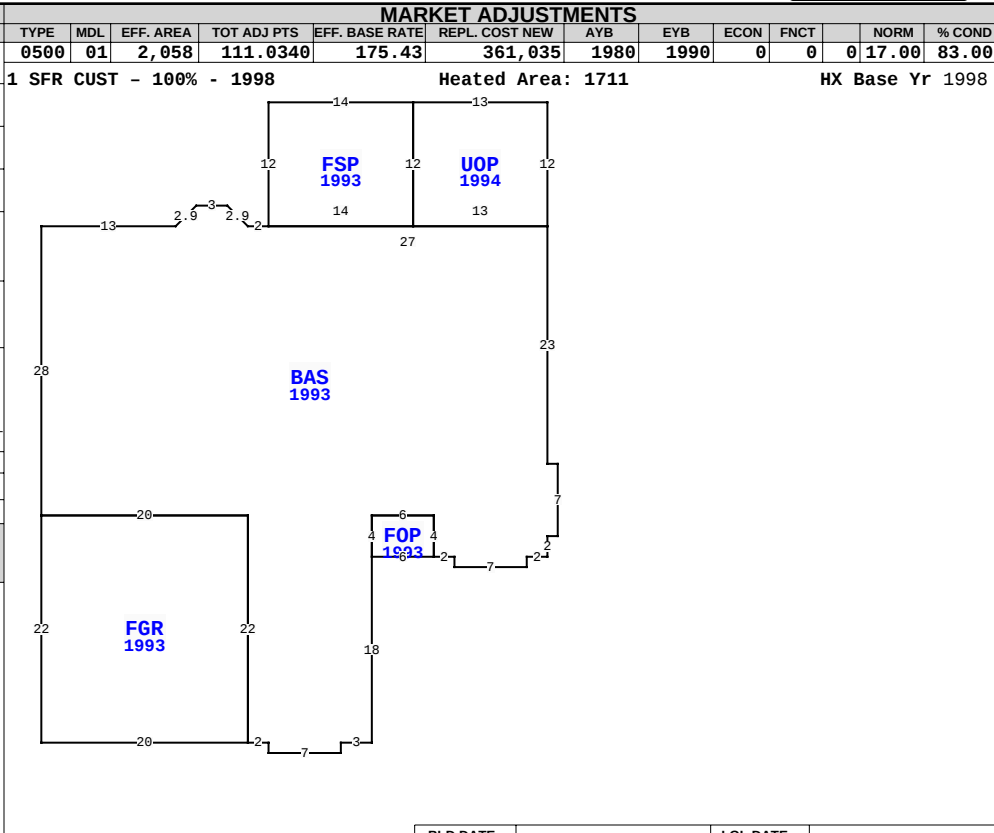
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1993	1,711	249,134
FGR	440	55	1993	242	35,237
FOP	24	30	1993	7	1,019
FSP	168	40	1993	67	9,756
UOP	156	20	1994	31	4,514

TOTALS	2,499			2,058	299,659
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,392.00	SF	4.00
3	0850	PEBBLE WLK	0	100	0	0	184.00	SF	3.50
4	1126	CB/STC 8"	0	100	0	0	137.00	SF	8.00
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50
6	1125	CB/STC 6"	0	100	0	0	146.00	SF	7.35
7	0300	BOAT DCK W	0	100	0	0	460.00	SF	40.00
8	0300	BOAT DCK W	0	100	22	4	88.00	SF	40.00
9	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
8,872									

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8,872									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		299,659	
TOTAL MARKET OB/XF VALUE		8,872	
TOTAL LAND VALUE - MARKET		680,000	
TOTAL MARKET VALUE		988,531	
SOH/AGL Deduction		512,781	
ASSESSED VALUE		475,750	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		420,028	
TOTAL JUST VALUE		988,531	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		895,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213120	REPAIR/RRF	8,000	09/03/2012
B9501964	REMODEL	18,500	06/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0940/1333	7/14/2000	WD	Q	I	01
GRANTOR: THIBAUT ANNE M					
GRANTEE: THIBAUT ANNE MARIE					
0719/1271	12/07/1994	WD	Q	I	
GRANTOR: WRIGHT FRANCIS D & MI					
GRANTEE: HAMILTON WILLIAM R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1994] W13 FSP=[YR=1993] W14 S12 BAS=[YR=1993] W2 U2 L2 W3 D2 L2 W13 S28 FGR=[YR=1993] S22 E20 N22 W20 \$ E20 S22 E2 S1 E7 N1 E3 N18 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4E2 S1 E7 N1 E2 N2 E1 N7 W1 N23W27 \$ E14 N12 \$ S12 E13 N12 \$.									