LOT 39
MARSH CREEK VILLAGE 1 PB 4/18

FOX LEONARD JR & DEBORAH P
1 BRIDLEWOOD LN SW
ROME, GA 30165

2026

01-6N-29-1300-0039-0000

BUILDING CHARACTERISTICS

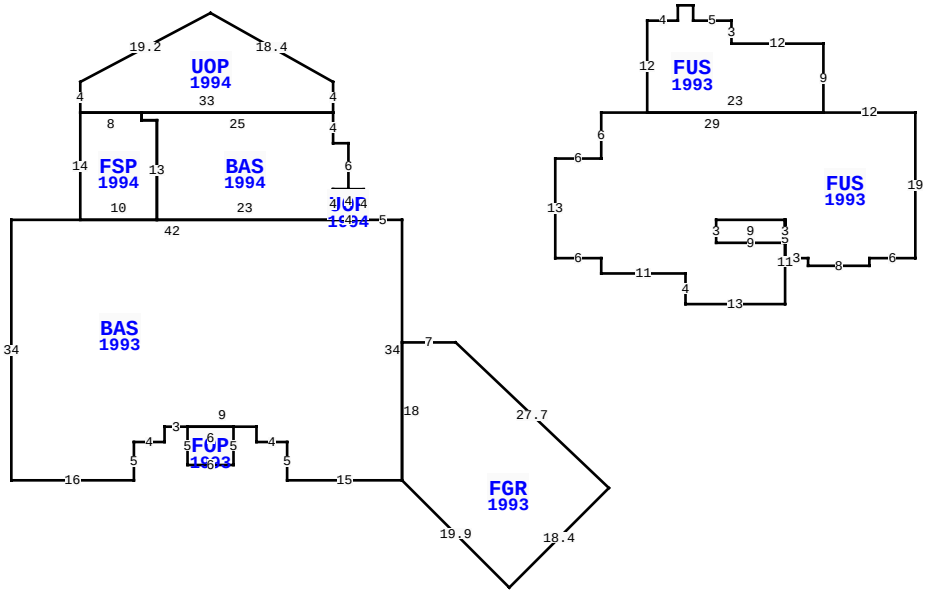
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,610	100	1993	1,610	218,980
BAS	336	100	1994	336	45,700
FGR	492	55	1993	271	36,859
FOP	30	30	1993	9	1,224
FSP	138	40	1994	55	7,481
FUS	244	100	1993	244	33,187
FUS	992	100	1993	992	134,925
UOP	16	20	1994	3	408
UOP	281	20	1994	56	7,617
TOTALS	4,139			3,576	486,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,576	106.4070	176.64	631,665	1979	1979	0	0	0	23.00	77.00

1 SFR CUST 0% - 0 Heated Area: 3182 HX Base Yr



10 MARSH HAWK RD, FERNANDINA BEACH

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

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
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1979	1979	3	40	1,600	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	486,382
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,187,982
SOH/AGL Deduction	408,727
ASSESSED VALUE	779,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	779,255
TOTAL JUST VALUE	1,187,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	879,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25406	REPAIR/RRF	17,500	12/01/2011
B9400816	ADDITION	72,836	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0778	2/08/2019	WD	Q	I	02	470,000
GRANTOR: BRISACH EUGENE M & SU						
GRANTEE: FOX LEONARD JR & DE						
0867/1295	2/11/1999	DG	Q	I	01	100
GRANTOR: BRISACH EUGENE & HOWS						
GRANTEE: BRISACH EUGENE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1994] N4 W4 S4 E4 $ W4 BAS=[YR=1994] N4 E2 N6 W2 N4 UOP=[YR=1994] N4 U9 L16 L17 D9 S4 FSP=[YR=1994] S14 E10 N13 W2 N1 W8 $ E33 $ W25 S1 E2 S13 E23 $W42 S34 E16 N5 E4 N2 E3 FOP=[YR=1993] S5 E6 N5 W6 $ E9 S2 E4S5 E15 FGR=[YR=1993] R14 D14 U13 R13 U19 L20 W7 S18$ N34 $PTR= E50 FUS=[YR=1993] S5 E3S1 E8 N1E6 N19 W12 FUS=[YR=1993] N9W12 N3 W5N2 W2 S2 W4 S12 E23 $ W29 S6 W6 S13 E6 S2 E11 S4 E13 N11 W9S3 E9 N3 $ W50 $.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS