

LOT 71
IN OR 1458/1365
MARSH CREEK VILLAGE 1 PB 4/18

KLEIN J NICHOLAS III & KERRY D
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KELLER, VA 23401-0130

2026

01-6N-29-1300-0071-0000



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	12	CEDAR 100	0500	01	2,962	117.9465	195.79	579,930	1986	1986	0	0	19.50	80.50	VALUATION BY STANDARD																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST 0% - 0													Heated Area: 2433													HX Base Yr												
Roof Cover	06	ASB SHINGL 100														VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100														Tax Group: 5													Tax Dist:												
Interior Floo	12	HARDWOOD 50														BUILDING MARKET VALUE													466,844												
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE													2,321												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													450,000												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													919,165												
Bedrooms	3	100														SOH/AGL Deduction													200,686												
Bathrooms	3	100														ASSESSED VALUE													718,479												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													0												
Stories	2.	2. 100														BASE TAXABLE VALUE													718,479												
Units	0	100	TOTAL JUST VALUE													919,165																									
BUD8 Adjustme	05	DIST 1A 100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													902,743												
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	1,884	100	1993	1,884	296,939																																				
FGR	458	55	1993	252	39,718																																				
FOP	36	30	1993	11	1,734																																				
FUS	549	100	1993	549	86,529																																				
UOP	460	20	1993	92	14,500																																				
UOP	869	20	1993	174	27,424																																				
TOTALS			4,256	2,962	466,844																																				
EXTRA FEATURES						14 BELTED KINGFISHER, 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120																									
3	1125	CB/STC 6"	0	0	0	0	232.00	SF	7.35	7.35	100	1986	1986	3	44	750																									
4	0820	WOOD WALK	0	0	24	4	96.00	SF	11.75	11.75	100	1990	1990	3	40	451																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=1993;ORIG=-48,46] E3 S13 E12 E4 N8 E9 S4 E7 S2 E13 N42 W12 N5 W21 S9 W1 S7 W9 S2 W5 S18 \$																																									
UOP=[YR=1993;ORIG=0,0] W12 N6 W19 S6 D6L6 W7 S13 W8 S27 E4 N18 E5 N2 E9 N7 E1 N9 E21 S5 E12 N15 \$																																									
FUS=[YR=1993;ORIG=15,0] E37 S17 W5 N2 W16 S2 W4 N4 W12 N13 \$																																									
UOP=[YR=1993;ORIG=-33,59] D10L3 D4R11 E3 E6 N6 E3 S3 E7 S2 E6 N11 W13 N6 W7 W9 S4 W4 \$																																									
FGR=[YR=1993;ORIG=-22,73] S21 E22 N21 W6 S1 W4 N1 W12 \$																																									
FOP=[YR=1993;ORIG=-20,55] W9 N4 E9 S4 \$																																									
PTR=[ORIG=0,0] E15 W15 \$																																									
.																																									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																								
REVIEW DATE 01/01/2023 BY CD																																									
Total Acres: 0.00					Total Land Value: 450,000					Market: 0					Agricultural: 0					Common: 450,000					PRINTED 07/09/2026 BY SYS																