

LOT 78
IN OR 1842/488
MARSH CREEK VILLAGE 1 PB 4/18

STUDER VIRGINIA L
28 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1300-0078-0000



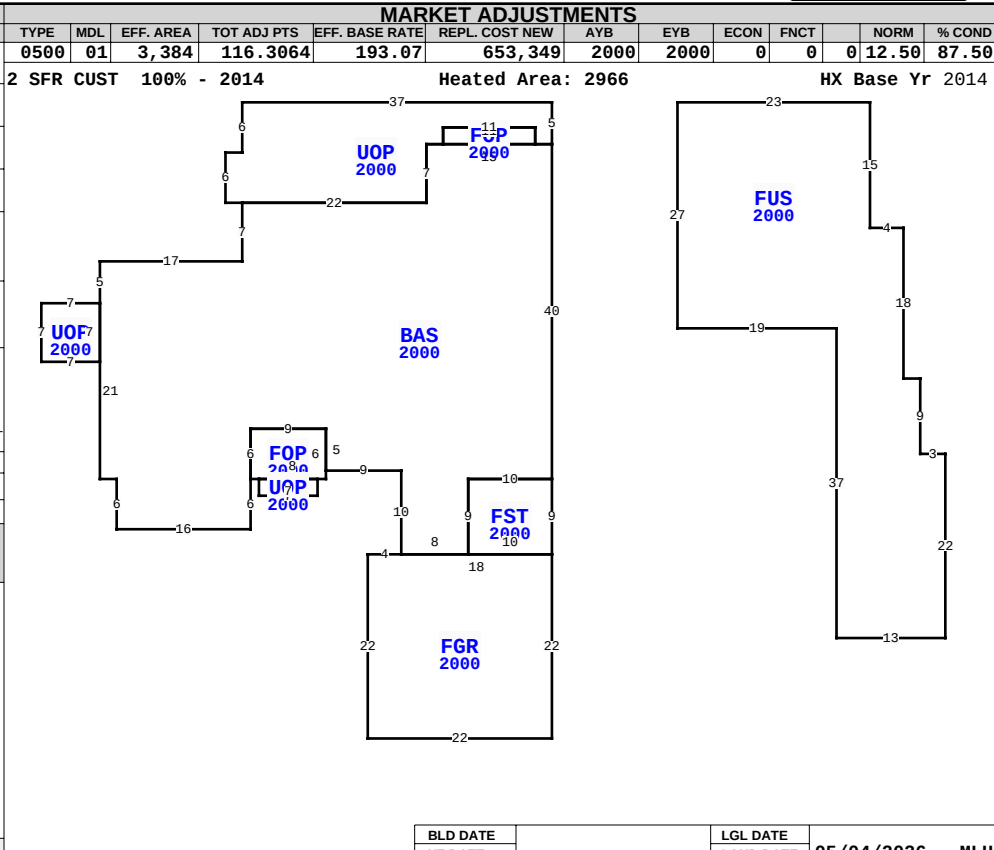
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
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	1,873	100	2000	1,873	316,418
FGR	484	55	2000	266	44,937
FOP	22	30	2000	7	1,182
FOP	54	30	2000	16	2,703
FST	90	55	2000	50	8,447
FUS	1,093	100	2000	1,093	184,648
UOP	14	20	2000	3	507
UOP	49	20	2000	10	1,690
UOP	329	20	2000	66	11,150
TOTALS	4,008			3,384	571,680

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF														
1,620														

TOTAL OB/XF														
1,620														

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		571,680	
TOTAL MARKET OB/XF VALUE		1,620	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,173,300	
SOH/AGL Deduction		570,978	
ASSESSED VALUE		602,322	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		550,911	
TOTAL JUST VALUE		1,173,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,057,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906297	NEW CONSTR	135,304	07/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1842/0488	2/19/2013	WD	Q	I	02
GRANTOR: HUNZIKER FREDERICK L					
GRANTEE: STUDER VIRGINIA L &					
0832/0682	5/04/1998	WD	Q	V	
GRANTOR: FREITAG LENORE H TRUS					
GRANTEE: HUNZIKER FREDERICK					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
UOP=[YR=2000] W37 S6 W2 S6 E2 BAS=[YR=2000] S7 W17 S5					
UOP=[YR=2000] W7 S7 E7 N7 S \$21 E2 S6 E16 N6 FOP=[YR=2000]					
E1 UOP=[YR=2000] S2 E7 N2 W7 S \$ E8 N6 W9 S6 N6 E9 S5 E9 S10					
FGR=[YR=2000] W4 S22 E22 N22 FST=[YR=2000] N9 W10 S9 E10 \$					
W18 \$ E8 N9 E10 N40 W15 S7 W22 \$ E22 N7 E2 FOP=[YR=2000] E11					
N2 W11 S2 \$ N2 E11 S2 E2 N5 \$ PTR= E15 FUS=[YR=2000] E23 S15					
E4 S18 E2 S9 E3 S22 W13 N37 W19 N27 \$ W15 \$.					