LOT 83
MARSH CREEK VILLAGE 1 PB 4/18

PAGONI ROBERT P & JANET
5 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1300-0083-0000

BUILDING CHARACTERISTICS

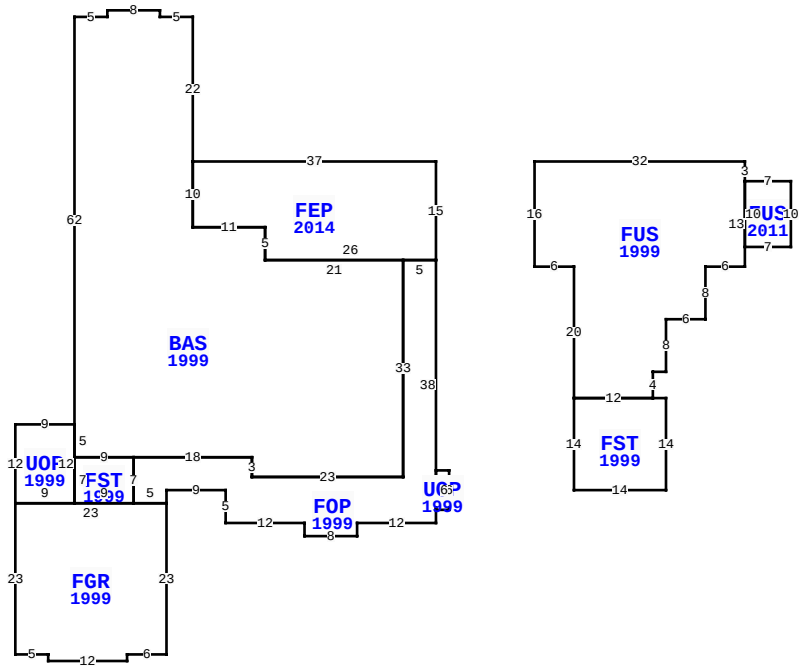
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,298	100	1999	2,298	489,195
FEP	500	80	2014	400	85,152
FGR	541	55	1999	298	63,438
FOP	497	30	1999	149	31,719
FST	63	55	1999	35	7,451
FST	196	55	1999	108	22,991
FUS	832	100	1999	832	177,115
FUS	70	100	2011	70	14,901
UOP	12	20	1999	2	426
UOP	108	20	1999	22	4,684
TOTALS	5,117			4,214	897,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,214	139.3920	231.39	975,077	1999	2009	0	0	0	8.00	92.00

1 SFR CUST 100% - 2024 Heated Area: 3200 HX Base Yr 2024



5 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		897,071
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,498,831
SOH/AGL Deduction		77,298
ASSESSED VALUE		1,421,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,370,122
TOTAL JUST VALUE		1,498,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,384,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012558	R/R RES	108,200	11/12/2025
B1226457	HURR SHUT	4,310	09/03/2012
B24102	ADDITION	12,000	11/01/2010
B22227	XFOB	6,800	01/01/2009
B9805588	NEW CONSTR	166,435	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/1749	10/21/2020	WD	Q	I	01	1,037,500
GRANTOR: AMOS STUART R & SUZAN						
GRANTEE: PAGONI ROBERT P & J						
2220/0539	8/28/2018	WD	Q	I	01	710,000
GRANTOR: RIVES ROBERT A & FLOR						
GRANTEE: AMOS STUART R & SUZ						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2014] W37 BAS=[YR=1999] N22 W5 N1 W8 S1 W5 S62 UOP=[YR=1999] W9 S12 FGR=[YR=1999] S23 E5 S1 E12 N1 E6 N23 W23 $ E9 N12$S5 FST=[YR=1999] S7 E9 N7 W9 $ E9 FOP=[YR=1999] S7 E5 N2 E9 S5 E12 S2 E8 N2 E12 N2 UOP=[YR=1999] E2 N6 W2 S6 $ N38 W5 S33 W23 N3 W18 $ E18 S3 E23 N33 W21 N5 W11 N10 $ S10 E11 S5 E26 N15 $ PTR= E15 FUS=[YR=1999] E32 S3 FUS=[YR=2011] E7 S10 W7 N10 $ S13 W6 S8 W6 S8 W2 S4 FST=[YR=1999] E2 S14 W14 N14 E12 $ W12 N20 W6 N16 $ W15 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600	
3	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS