

LOT 86
IN OR 1598/1430
MARSH CREEK VILLAGE #1 PB 4/18

KIRWAN FAMILY TRUST/KIRWAN KATHLEEN J TRUSTEE
11 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034-6413

2026

01-6N-29-1300-0086-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	2,684	100	2010	2,684	422,793
FGR	649	55	2010	357	56,236
FOP	85	30	2010	26	4,096
FOP	216	30	2010	65	10,239
FOP	286	30	2010	86	13,547
FST	60	55	2010	33	5,199
FUS	1,278	100	2010	1,278	201,315
STP	16	10	2010	2	315
STR	40	10	2010	4	631
UOP	60	20	2010	12	1,891
TOTALS	5,464			4,565	719,095

** This building has 11 Sub-Areas

11 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/04/2026 MLU

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0500	FP-PRE FAB
4	0860	POOL/SPA
7	0911	SCRN RM A

BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	92	3,220	
0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	
0	100	0	0	1,053.00	SF	18.00	18.00	100	2010	2010	3	35	6,634	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TOTAL OB/XF		
TOT LND UTS	UNIT TYPE	DPTH FACT
1.00	LT	1.00

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	719,095	
TOTAL MARKET OB/XF VALUE	60,854	
TOTAL LAND VALUE - MARKET	600,000	
TOTAL MARKET VALUE	1,379,949	
SOH/AGL Deduction	634,871	
ASSESSED VALUE	745,078	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	693,667	
TOTAL JUST VALUE	1,379,949	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,259,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22767	CO ISSUED	0	07/08/2010
B23807	SWIM POOL	3,793	07/01/2010
B23515	XFOB	15,943	04/01/2010
B23096	SWIM POOL	35,000	12/01/2009
M14930	H/AC	0	11/01/2009
E22140	ELEC OTHER	1,800	09/01/2009

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1598/1430	12/30/2008	WD Q V
GRANTOR: HARTMAN FREDERICK D &		
GRANTEE: KIRWAN CHRISTOPHER		
1346/1507	9/01/2005	WD Q V
GRANTOR: WHITAKER ROBERT & MEL		
GRANTEE: HARTMAN FREDERICK D		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2010;ORIG=-39,-3] W17 S19 W1 S13 E1 S27 W2 S8 E2 S5 E12 N1 E7 S1 E12 N9 E12 S2 E13 N9 N17 W14 N12 W20 N10 W5 N17 \$		
FUS=[YR=2010;ORIG=20,0] E4 N6 E14 S14 E5 S5 W8 S8 E8 N13 E13 S22 W5 S6 W5 S8 W14 N2 W6 N8 W6 N34 \$		
FGR=[YR=2010;ORIG=-25,78] S9 E25 N25 W13 N2 W12 S18 \$		
FOP=[YR=2010;ORIG=-56,69] S9 E11 E20 N9 W12 N1 W7 S1 W12 \$		
FOP=[YR=2010;ORIG=0,36] E4 N12 W18 S12 E14 \$		
UOP=[YR=2010;ORIG=0,53] E9 N10 W9 S10 \$		
FOP=[YR=2010;ORIG=-34,-3] W5 S17 E5 N17 \$		
UOP=[YR=2010;ORIG=4,36] E5 N12 W5 S12 \$		
FST=[YR=2010;ORIG=20,42] S2 E6 N10 W6 S8 \$		