

LOT 89
MARSH CREEK VILLAGE 1 PB 4/18

WALTER HUGH M & NANCY J
17 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1300-0089-0000



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	10	ABOVE AVG 100	0500	11	3,960	145.4274	241.41	955,984	1975	2015	0	0	0	4.50	95.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2021													Heated Area: 3466													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Quality			06	Quality Level 06																									
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	2,402	100	1993	2,402	553,773																								
BAS	336	100	2017	336	77,464																								
DCK	247	10	2017	25	5,763																								
DCK	444	10	2017	44	10,144																								
FGR	707	55	2017	389	89,682																								
FOP	55	30	2017	16	3,689																								
FUS	728	100	2017	728	167,837																								
STP	14	10	2017	1	230																								
STP	28	10	2017	3	691																								
STR	44	10	2017	4	923																								
TOTALS			5,066		3,960	912,965																							
EXTRA FEATURES						17 MARSH CREEK RD, 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	100	0	0	1.00	UT	4,000.00	4,000.00	100	2017	2017	3	97	3,880													
3	1126	CB/STC 8"	0	100	0	0	42.00	SF	8.00	8.00	100	2017	2017	3	95	319													
4	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	70	224													
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000													
7	0911	SCRN RM A	0	100	0	0	1,252.00	SF	18.00	18.00	100	2022	2022	3	90	20,282													
8	0911	SCRN RM A	0	100	12	37	444.00	SF	18.00	18.00	100	2022	2022	3	90	7,193													
TOTAL OB/XF 81,898																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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																													

Diagram showing building layout with sub-areas labeled: BAS 1993, DCK 2017, FGR 2017, FUS 2017, STR 2017, UOP 2017, FOP 2017.

Diagram showing building layout with sub-areas labeled: BAS 2017, DCK 2017, FUS 2017, STR 2017.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026 MLU

Sales Data Table:

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0666	8/13/2020	WD	Q	I	01	1,050,000

GRANTOR: OWEN VALLA

GRANTEE: WALTER HUGH M & NAN

2171/1205 1/10/2018 WD Q I 02 945,000

GRANTOR: LAUB ALFRED

GRANTEE: OWEN VALLA

Building Dimensions:

DCK=[YR=2017] W12 STP=[YR=2017] N4 W7 S4 E7\$ W25

BAS=[YR=2017] W28 S12 BAS=[YR=1993] W3 S18 FOP=[YR=2017] W3 S4 UOP=[YR=2017] W7 S9 E6 N2 E1 N7\$ S10 E4 N13 W1 N1\$ S1 E1 S13 E10 S12 FGR=[YR=2017] S31 E22 N30 DCK=[YR=2017] E6

STP=[YR=2017] S2 E7 N2 W7 \$ E13 N13 W19 S13\$ N6 W5 S5 W17\$ E17 N5 E5 N7 E35 N32 W65\$ E28 N12\$ S12 E37 N12\$ PTR=E25

FUS=[YR=2017] E9 STR=[YR=2017] E11 S4 W11 N4\$ S4 E7 S23 E8 S9 W32 N9 E8 N10 W6 N6 E6 N11\$ W25\$.