

LOT 99
MARSH CREEK VILLAGE 1 PB 4/18

MOTT SHARON MOUNTJOY
3 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1300-0099-0000



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	05	AVERAGE 100	0500	11	5,267	132.9563	220.71	1,162,480	2012	2012	0	0	0	6.00	94.00	VALUATION BY STANDARD																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2022														Heated Area: 4642																
Roof Cover	03	COMP SHNGL 100	FGR 2011														FUS 2011																
Interior Wall	05	DRYWALL 80	DCK 2011														BAS 2011																
Interior Wall	06	CUST PANEL 20	FOP 2011														STR 2011																
Interior Floo	14	CARPET 60																															
Interior Floo	12	HARDWOOD 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	5	100																															
Bathrooms	4.5	100																															
Frame	02	WOOD FRAME 100																															
Stories	2.5	2.5 100																															
Units	0	100																															
Quality			03	Quality Level 03																													
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	2,343	100	2011	2,343	486,097																												
DCK	406	10	2011	41	8,506																												
FGR	599	55	2011	329	68,257																												
FOP	174	30	2011	52	10,788																												
FSP	168	40	2011	67	13,901																												
FSP	315	40	2011	126	26,140																												
FUS	2,299	100	2011	2,299	476,967																												
STR	96	10	2011	10	2,075																												
TOTALS			6,400		5,267	1,092,731																											
EXTRA FEATURES			3 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880																	
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2012	2012	3	45	144																	
TOTAL OB/XF 2,024																																	
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																
1	000100	C	RES	100		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																																	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0343	9/30/2021	WD	Q	I	01	1,200,000

GRANTOR: GILCHRIST LESLIE BOLI
GRANTEE: MOTT SHARON MOUNTJOY
2278/0203 5/19/2019 QC U I 11 100
GRANTOR: GILCHRIST LESLIE BOLI
GRANTEE: GILCHRIST LESLIE BO

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W9 S2 W12 S25 E28 N8 W7 N19\$ PTR=E15
DCK=[YR=2011] E29 S14 BAS=[YR=2011] E19 S53 FOP=[YR=2011] S6
W12 STR=[YR=2011] S8 W9 N4 W6 N4 E15 \$ W15 N8 E6 S2 E21\$ W21
N2 W6 S8 W21 N44FSP=[YR=2011] N15 E21 S15 W21\$ E21 N15 E8\$
W29 N14\$ W15\$ PTR=E78 FSP=[YR=2011] E21 FUS=[YR=2011] E27
S49 W4 S4 W11 N4 W4 N20 W8 S31 W21 N52 E21 N8\$ S8 W21 N8\$
W78\$.