

LOT 184
IN OR 1128/487
MARSH CREEK VILLAGE UNIT 1B

HUSLER KENNETH M & JULIE W
19 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-131B-0184-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

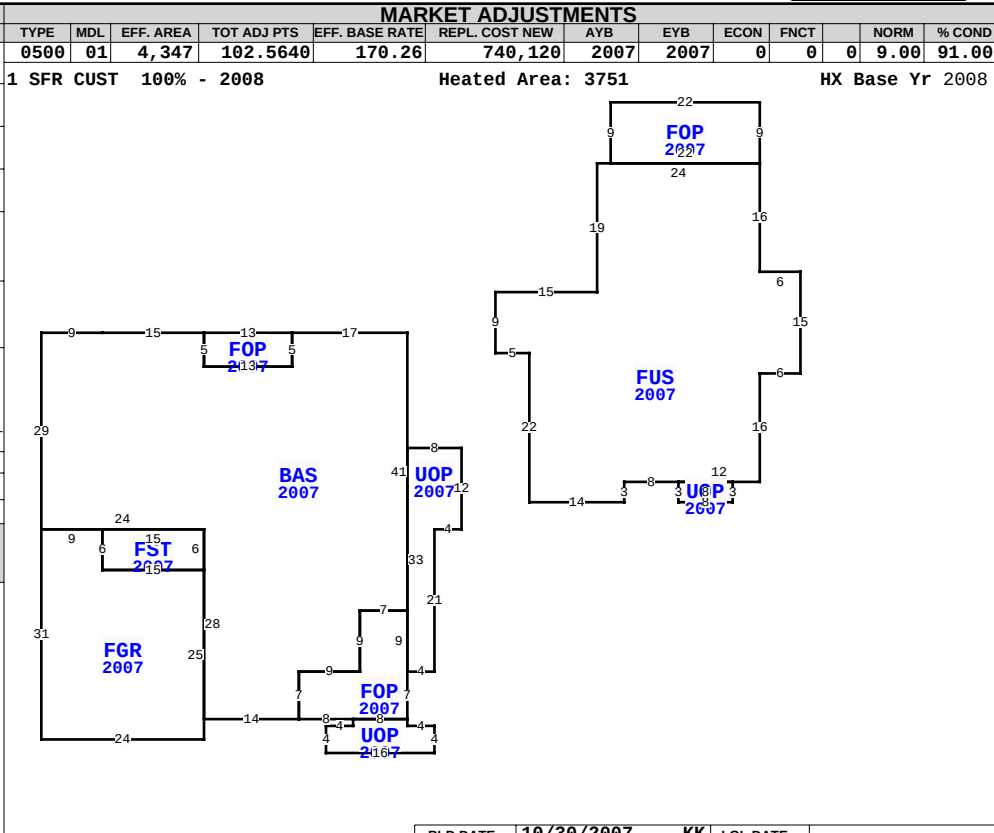
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10

NEIGHBORHOOD/LOC 10001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2007	2,166	335,593
FGR	654	55	2007	360	55,778
FOP	65	30	2007	20	3,099
FOP	175	30	2007	52	8,057
FOP	198	30	2007	59	9,141
FST	90	55	2007	50	7,747
FUS	1,585	100	2007	1,585	245,574
UOP	24	20	2007	5	774
UOP	72	20	2007	14	2,169
UOP	180	20	2007	36	5,577
TOTALS	5,209			4,347	673,509

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0 100	0 0	1.00
4	1242	WD DECK A	0 100	8 3	24.00
5	1126	CB/STC 8"	0 100	0 0	235.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000140	C	RES GOLF	100	



19 MARSH HAWK RD, FERNANDINA BEACH									
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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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
4	1242	WD DECK A	0 100	8 3	24.00	SF	10.00	10.00	100	2007	2007	3	24	58	
5	1126	CB/STC 8"	0 100	0 0	235.00	SF	8.00	8.00	100	2007	2007	3	86	1,617	

TOTAL OB/XF										4,790					
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
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										STANDARD					
VALUATION BY										STANDARD					
Tax Group: 5										Tax Dist:					
BUILDING MARKET VALUE										673,509					
TOTAL MARKET OB/XF VALUE										4,790					
TOTAL LAND VALUE - MARKET										700,000					
TOTAL MARKET VALUE										1,378,299					
SOH/AGL Deduction										674,079					
ASSESSED VALUE										704,220					
TOTAL EXEMPTION VALUE										51,411					
BASE TAXABLE VALUE										652,809					
TOTAL JUST VALUE										1,378,299					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										1,365,435					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012770	DEMO DECK	15,985	11/13/2024
M12344	MECH OTHER	0	12/01/2006
E18217	ELEC OTHER	2,000	10/01/2006
P11664	OTHER	0	10/01/2006
C18467	CO ISSUED	440,000	09/01/2006
B18467	NEW CONSTR	440,000	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1128/0487	4/08/2003	WD	U	V	20
GRANTOR: CAVALLARO JOHN W SR &					
GRANTEE: HUSLER KENNETH M &					
0395/0576	8/01/1983	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2007;ORIG=-53,9] W9 S29 E24 S28 E14 N7 E9 N9 E7 N41					
W17 S5 W13 N5 W15 \$					
FUS=[YR=2007;ORIG=50,0] W6 N16 W24 S19 W15 S9 E5 S22 E14 N3					
E8 E12 N16 E6 N15 \$					
FGR=[YR=2007;ORIG=-62,38] S31 E24 N25 W15 N6 W9 \$					
FOP=[YR=2007;ORIG=44,-16] N9 W22 S9 E22 \$					
UOP=[YR=2007;ORIG=-8,59] E4 N21 E4 N12 W8 S33 \$					
FOP=[YR=2007;ORIG=-24,66] E8 E8 N7 N9 W7 S9 W9 S7 \$					
FST=[YR=2007;ORIG=-38,44] N6 W15 S6 E15 \$					
UOP=[YR=2007;ORIG=-16,66] S1 W4 S4 E16 N4 W4 N1 W8 \$					
FOP=[YR=2007;ORIG=-25,9] W13 S5 E13 N5 \$					
UOP=[YR=2007;ORIG=32,31] S3 E8 N3 W8 \$					