LOT 115 (EX PT IN OR 337/537)
& PT TRACT 7 IN OR 2416/1552
MARSH CREEK VLG #2 PBK 4/21

LAHOOD HANNA E LIVING TRUST/LAHOOD HANNA E TRUSTEE
45 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1320-0115-0000

BUILDING CHARACTERISTICS

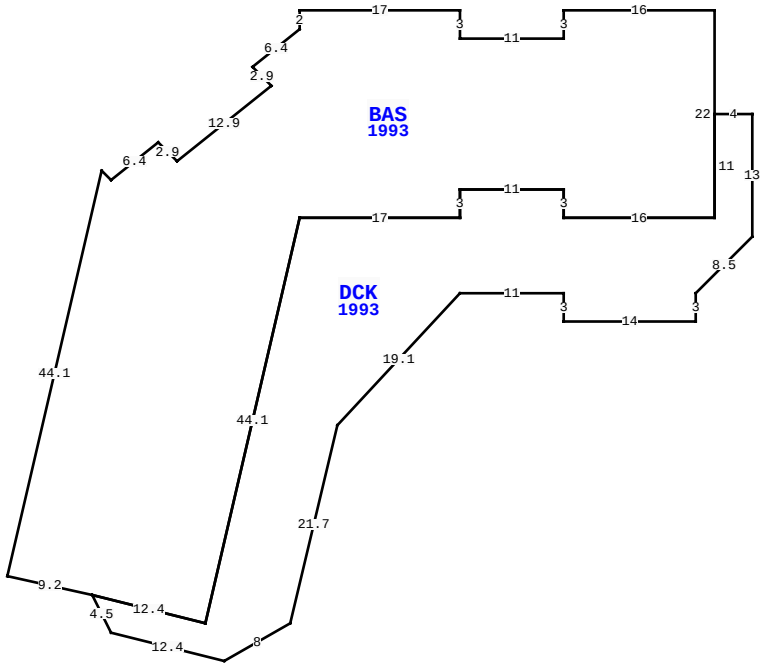
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,010	100	1993	2,010	396,374
DCK	939	10	1993	94	18,537
TOTALS	2,949			2,104	414,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,104	125.0480	207.58	436,748	1981	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2021 Heated Area: 2010 HX Base Yr 2021



45 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	414,911
TOTAL MARKET OB/XF VALUE	937
TOTAL LAND VALUE - MARKET	525,000
TOTAL MARKET VALUE	940,848
SOH/AGL Deduction	299,735
ASSESSED VALUE	641,113
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	589,702
TOTAL JUST VALUE	940,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,041,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002127	REMODEL	197,000	03/04/2019
B0618090	XFOB	2,450	10/31/2006
R991568	REPAIR/RRF	8,500	02/01/1999
0136	H/AC	6,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1246	12/31/2020	WD	U	I	11	100
GRANTOR: GREEN A CHRISTIAN						
GRANTEE: LAHOOD HANNA E LIVI						
2416/1552	12/14/2020	WD	Q	I	01	700,000
GRANTOR: GREEN DR A CHRISTIAN						
GRANTEE: LAHOOD HANNA E LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S3 W11 N3 W17 S2 D4 L5 D2 R2 D8 L10 U2 L2 D4 L5 U1 L1 D43 L10 D2 R9 DCK=[YR=1993] D4 R2 D3 R12 U4 R7 U21 R5 U14 R13 E11 S3 E14 N3 U6 R6 N13 W4 S11 W16 N3 W11 S3 W17 D43 L10 U3 L12 $ D3 R12 U43 R10 E17 N3 E11 S3 E16 N22$.

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
2	1125	CB/STC 6"	0	100	0	0	425.00	SF	7.35	7.35	100	1981	1981	3	30	937	

LAND DESCRIPTION

TOTAL OB/XF 937

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	700,000.00	525,000.00	525,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS