

LOT 118
IN OR 1795/1942
MARSH CREEK VILLAGE #2

WATTS GEORGE W JR &/CARDINALE-WATTS CLAUDIA
38 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1320-0118-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

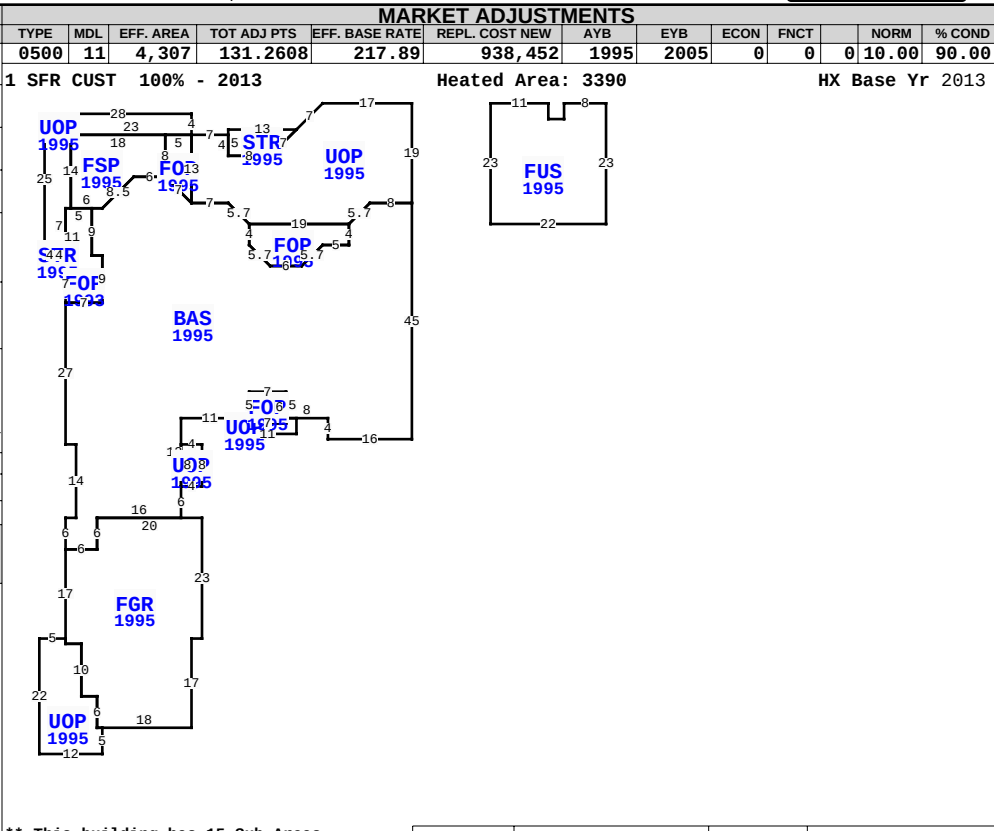
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,893	100	1995	2,893	567,320
FGR	904	55	1995	497	97,462
FOP	108	30	1993	32	6,275
FOP	42	30	1995	13	2,550
FOP	53	30	1995	16	3,137
FOP	116	30	1995	35	6,863
FSP	198	40	1995	79	15,492
FUS	497	100	1995	497	97,462
STR	12	10	1995	1	196
STR	53	10	1995	5	980
TOTALS	6,073			4,307	844,607

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1995	1995	3	74	1,480	
5	1126	CB/STC 8"	0	100	0	0	50.00	SF	8.00	8.00	100	1995	1995	3	66	264	
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	
7	0300	BOAT DCK W	0	100	375	4	1,500.00	SF	40.00	40.00	100	1996	1996	3	20	12,000	
8	0300	BOAT DCK W	0	100	20	4	80.00	SF	40.00	40.00	100	1996	1996	3	20	640	
9	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	1996	1996	3	20	1,280	
10	1242	WD DECK A	0	100	0	0	108.00	SF	10.00	10.00	100	1998	1998	3	20	216	
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C



38 MARSH CREEK RD, FERNANDINA BEACH

TOTAL OB/XF			16,408		
L N	USE CODE	CLS	RES CREEK	CAP	R D
1	000131	C	RES CREEK	100	

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L N	USE CODE	CLS	RES CREEK	CAP	R D
1	000131	C	RES CREEK	100	

NASSAU COUNTY PROPERTY			PAGE 1 of 1			5
VALUATION SUMMARY			STANDARD			
VALUATION BY	Tax Group: 5		Tax Dist:		STANDARD	
BUILDING MARKET VALUE					844,607	
TOTAL MARKET OB/XF VALUE					16,408	
TOTAL LAND VALUE - MARKET					900,000	
TOTAL MARKET VALUE					1,761,015	
SOH/AGL Deduction					603,911	
ASSESSED VALUE					1,157,104	
TOTAL EXEMPTION VALUE	HX HB				51,411	
BASE TAXABLE VALUE					1,105,693	
TOTAL JUST VALUE					1,761,015	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					1,694,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017583	REMODEL	47,200	11/29/2022
R1213219	REMODEL	8,000	11/01/2012
B26002	REMODEL	1,500	05/01/2012
B22444	REMODEL	2,100	04/01/2009
B9401231	NEW CONSTR	298,000	08/01/1994

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1795/1942	5/29/2012	WD Q
GRANTOR: ADAMS HERBERT R & GLO		
GRANTEE: WATTS GEORGE W JR &		
0681/1261	5/25/1993	WD Q V
GRANTOR: PARCHMAN WM & YVONNE		
GRANTEE: ADAMS HERBERT & G		

BUILDING NOTES		

BUILDING DIMENSIONS		
UOP=[YR=1995] W17 D5 L5 STR=[YR=1995] W13S5 E8 U5 R5 \$ D5 L5		
W8N4W7UOP=[YR=1995] N4W28S25E1STR=[YR=1995]		
S4E3FOP=[YR=1993] S7BAS=[YR=1995] S27 E2 S14 W2 S6		
FGR=[YR=1995] S17 UOP=[YR=1995] W5 S22 E12 N5 W1 N6 W3 N10 W3		
N1 \$ S1 E3 S10 E3 S6 E18 N17 E2 N23 W20 S6 W6 \$ E6 N6 E16 N6		
UOP=[YR=1995] E4 N8 W4 S8 \$ N13 E11 UOP=[YR=1995] S3 E11		
N3W2S1W7N1W2 \$ E2 FOP=[YR=1995] S1 E7 N6 W7 S5 \$ N5 E7 S5 E8		
S4 E16 N45 W8 D4 L4 FOP=[YR=1995] W19S4 D4 R4 E6 U4 R4 E5		
N4SS4W5 D4 L4 W6 U4 L4 N4 U4 L4 W7FOP=[YR=1995]		
N13W5FSP=[YR=1995] W18S14 E6 U6 R6 E6N8SS8 D5 R5 \$ U5 L5 W6		
D6 L6 W2S9E2S9W7SE7N9W2N9W5S11 \$N4W3SE3N7E1N14E23\$S13E7 D4 R4		
E19 U4 R4 E8N19\$ PTR= E15 FUS=[YR=1995] E11 S3 E3 N3 E8 S23		