



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
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
BUD8 Adjustme	05	DIST 1A 100

Quality	01	Quality Level 01
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	1,443	100	1993	1,443	197,350
FGR	228	55	2010	125	17,096
FLR	24	0	1993	0	0
FLR	48	0	1993	0	0
FOP	52	30	1993	16	2,188
FUS	550	100	1993	550	75,221
UOP	182	20	1993	36	4,923
UOP	761	20	1993	152	20,788

TOTALS	3,288			2,322	317,566
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1125	CB/STC 6"	0	0	0	0	42.00	SF	7.35
7	0820	WOOD WALK	0	0	26	5	130.00	SF	11.75
8	0820	WOOD WALK	0	0	19	4	76.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,322	103.6350	172.03	399,454	1984	1984	0	0	20.50	79.50
1 SFR CUST 0% - 2026 Heated Area: 1993 HX Base Yr											

55 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
4	1125	CB/STC 6"	0	0	0	0	42.00	SF	7.35	7.35	100	1995	1995	3	66	204	
7	0820	WOOD WALK	0	0	26	5	130.00	SF	11.75	11.75	100	1995	1995	3	40	611	
8	0820	WOOD WALK	0	0	19	4	76.00	SF	11.75	11.75	100	1995	1995	3	40	357	

TOTAL OB/XF															2,202	
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				
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	700,000.00	525,000.00	525,000.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		317,566			
TOTAL MARKET OB/XF VALUE		2,202			
TOTAL LAND VALUE - MARKET		525,000			
TOTAL MARKET VALUE		844,768			
SOH/AGL Deduction		0			
ASSESSED VALUE		844,768			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		844,768			
TOTAL JUST VALUE		844,768			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		869,501			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/791	3/13/2025	WD	Q	I	01	970,000
GRANTOR: BRUIN TEN LLC						
GRANTEE: BROWN EDWARD H & DE						
2552/1633	4/05/2022	WD	Q	I	01	800,000
GRANTOR: COLEN ADAM E & ERIN E						
GRANTEE: BRUIN TEN LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-46,43] S6 E12 N10 E4 N4 E13 S6 E17 N30 W8 W8 N4 W19 S1 S12 W15 S19 E4 S4 \$									
UOP=[YR=1993;ORIG=0,0] W45 N4 W9 S47 E8 N4 W4 N19 E11 N12 E4 N1 E19 S1 E8 S3 E8 N11 \$									
FUS=[YR=1993;ORIG=10,0] E50 S9 W30 S5 W20 N14 \$									
FGR=[YR=2010;ORIG=-70,0] W19 S12 E19 N12 \$									
UOP=[YR=1993;ORIG=-27,39] S3 E7 S6 E4 S1 E15 N1 E1 N7 W17 N2 W10 \$									
FOP=[YR=1993;ORIG=-30,39] E3 E10 N4 W13 S4 \$									
FLR=[YR=1993;ORIG=-35,8] S12 W4 N12 E4 \$									
FLR=[YR=1993;ORIG=-8,11] N3 W8 S3 E8 \$									
PTR=[ORIG=0,0] E10 W10 \$									