



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	2010	1,796	294,126
FGR	524	55	2010	288	47,165
FOP	105	30	2010	32	5,240
FUS	1,436	100	2010	1,436	235,170

TOTALS	3,861			3,552	581,701
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	1076	TRELLIS A	0 100	23	4	96.00	SF	7.50	
3	1076	TRELLIS A	0 100	16	6	96.00	SF	7.50	
4	1076	TRELLIS A	0 100	16	6	96.00	SF	7.50	
5	1126	CB/STC 8"	0 100	0	0	71.00	SF	8.00	
6	1126	CB/STC 8"	0 100	12	9	108.00	SF	8.00	
9	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
10	1243	WD DECK F	0 100	0	0	762.00	SF	8.00	

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	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,552	106.5960	176.95	628,526	2010	2010	0	0	0	7.45	92.55	
1 SFR CUST 100% - 2011 Heated Area: 3232 HX Base Yr 2011													

59 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE 09/21/2010	DJ	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
2	1076	TRELLIS A	0 100	23	4	96.00	SF	7.50	7.50	100	2010	2010	3	85	612	
3	1076	TRELLIS A	0 100	16	6	96.00	SF	7.50	7.50	100	2010	2010	3	85	612	
4	1076	TRELLIS A	0 100	16	6	96.00	SF	7.50	7.50	100	2010	2010	3	85	612	
5	1126	CB/STC 8"	0 100	0	0	71.00	SF	8.00	8.00	100	2010	2010	3	89	506	
6	1126	CB/STC 8"	0 100	12	9	108.00	SF	8.00	8.00	100	2010	2010	3	89	769	
9	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	92	1,840	
10	1243	WD DECK F	0 100	0	0	762.00	SF	8.00	8.00	100	2000	2000	3	20	1,219	

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	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					581,701				
TOTAL MARKET OB/XF VALUE					6,170				
TOTAL LAND VALUE - MARKET					525,000				
TOTAL MARKET VALUE					1,112,871				
SOH/AGL Deduction					664,226				
ASSESSED VALUE					448,645				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					397,234				
TOTAL JUST VALUE					1,112,871				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,133,465				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01521	GAS	1,000	04/01/2010
P14124	OTHER	0	02/01/2010
M15011	MECH OTHER	0	01/01/2010
B23027	REMODEL	200,000	11/01/2009
7885	REPAIR/RRF	3,725	03/04/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2873/0568	6/04/2026	QC	U	I	11	100	
GRANTOR: KNEE KATHRYN L/E							
GRANTEE: GOWER VALENCIA D							
2872/892	6/01/2026	QC	U	I	11	53,000	
GRANTOR: KNEE KATHRYN							
GRANTEE: GOWER VALENCIA D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W16 N3 W18 S3 W16 S36 E12 S8 FOP=[YR=2010] S7 E15 FGR=[YR=2010] E23 N21 W11 N4 W9 D5 L3 S20\$ N7 W15\$ E15 N13 U5 R3 E9 S4 E11 N30\$ PTR=E25 FUS=[YR=2010] E16 N3 E18 S3 E16 S24 W4 S26 W15 N26 W2 N2 W4 N6 W25 N16\$ W25\$.									