

LOTS 128 & 129
IN OR 2458/209
MARSH CREEK VILLAGE # 2

COLEMAN THOMAS A & EDNA C
61 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1320-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,252	100	1993	2,252	308,114
DCK	117	10	1994	12	1,642
DCK	121	10	1994	12	1,642
DCK	503	10	1994	50	6,841
FGR	196	55	1994	108	14,777
UGR	765	45	1994	344	47,065

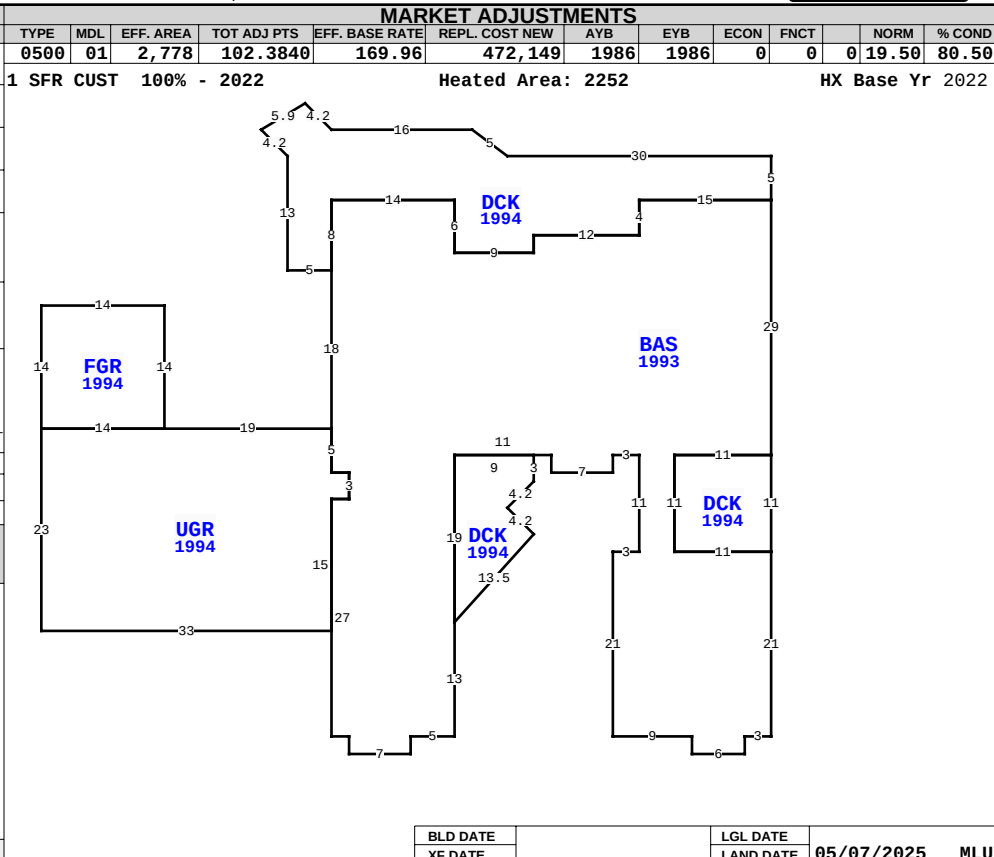
TOTALS	3,954			2,778	380,080
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1125	CB/STC 6"	0	100	0	0			226.00	SF	7.35				731	
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,120	
6	0940	SHEDS/PORT	0	100	16	8			128.00	SF	30.00				768	

LAND DESCRIPTION			TOTAL OB/XF													
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	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	700,000.00
2	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	700,000.00	350,000.00

REVIEW DATE	01/01/2023	BY	CD
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61 MARSH CREEK RD, FERNANDINA BEACH

TOTAL OB/XF											2,619	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	7	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	700,000.00	350,000.00	3	

Total Acres: 0.00	Total Land Value: 1,050,000	Market: 0	Agricultural: 0	Common: 1,050,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		380,080
TOTAL MARKET OB/XF VALUE		2,619
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		1,432,699
SOH/AGL Deduction		813,034
ASSESSED VALUE		619,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		568,254
TOTAL JUST VALUE		1,432,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,172,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8602	REMODEL	27,094	01/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0209	4/29/2021	WD	Q	I	01	670,000
GRANTOR: BARSHAY CATHERINE D						
GRANTEE: COLEMAN THOMAS A &						
2396/0872	9/15/2020	WD	Q	I	01	565,000
GRANTOR: GRAVENOR JOHN LVG TRU						
GRANTEE: BARSHAY CATHERINE D						

BUILDING NOTES																
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BUILDING DIMENSIONS																
DCK=[YR=1994] W30 U3 L4 W16 U3 L3 L5 D3 R3 D3 S13 E5 BAS=[YR=1993] S18 UGR=[YR=1994] W19 FGR=[YR=1994] N14 W14 S14 E14 \$ W14 S23 E33 N15 E2 N3 W2 N5 \$ S5 E2 S3 W2 S27 E2 S2 E7 N2 E5 N13 DCK=[YR=1994] R9 U10 U3 L3 U3 R3 N3 W9 S19\$ N19 E11 S2 E7 N2 E3 S11 W3 S21 E9 S2 E6 N2 E3 N21 DCK=[YR=1994] N11 W11 S11 E11 \$ W11 N11 E11 N29 W15 S4 W12S2 W9 N6 W14 S8\$ N8 E14 S6 E9 N2 E12 N4 E15 N5\$.																