

LOTS 130 & 131  
IN OR 706/1518 & OR 740/1780  
MARSH CREEK VILLAGE UNIT 2

HOLMES NANCY L  
65 MARSH CREEK RD  
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1320-0130-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

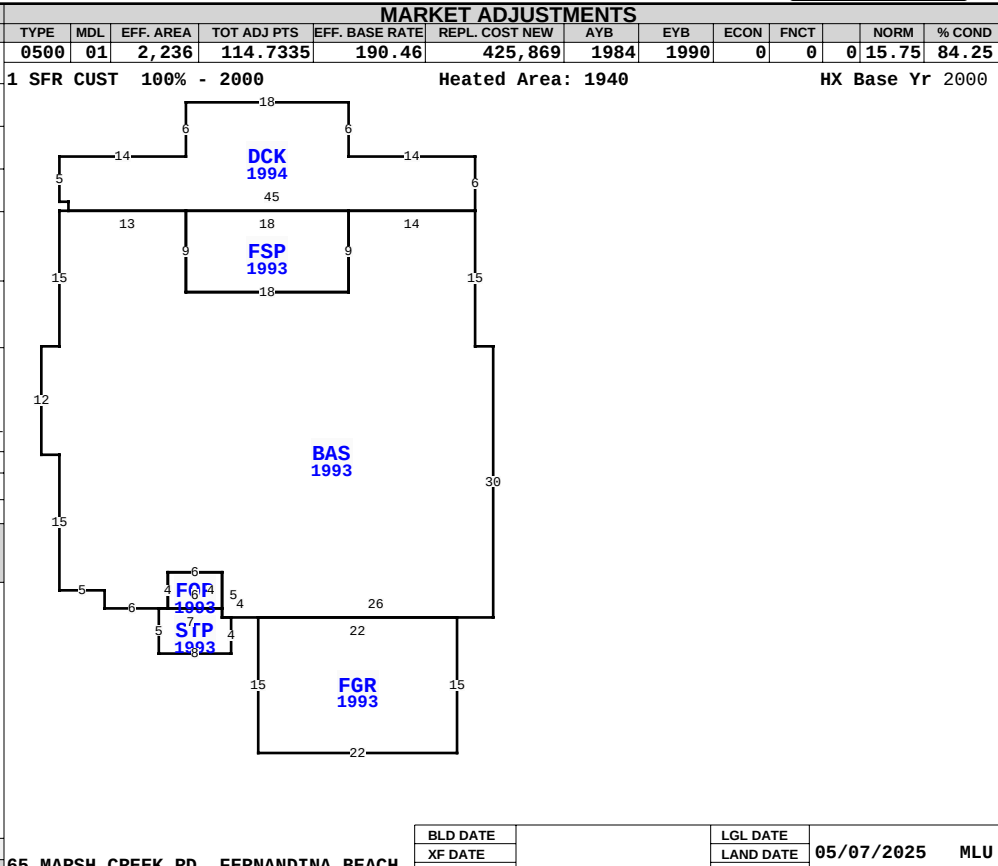
|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 04       | Quality Level 04 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA 10      |
| NEIGHBORHOOD/LOC | 10001.00 |              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

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,940            | 100         | 1993 | 1,940        | 311,297              |
| DCK       | 383              | 10          | 1994 | 38           | 6,097                |
| FGR       | 330              | 55          | 1993 | 182          | 29,204               |
| FOP       | 24               | 30          | 1993 | 7            | 1,123                |
| FSP       | 162              | 40          | 1993 | 65           | 10,430               |
| STP       | 39               | 10          | 1993 | 4            | 642                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,878 |  |  | 2,236 | 358,795 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00   | UT | 2,000.00 |
| 3              | 1122       | CB 6"       | 0   | 100 | 0  | 0 | 75.00  | SF | 5.85     |
| 5              | 0820       | WOOD WALK   | 0   | 100 | 53 | 4 | 212.00 | 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             | 100 |     | RSF-1    | 0.00  | 0.00  | 2.00        |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 2,193       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 5              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 358,795   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 2,193     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 1,050,000 |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,410,988 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 1,021,095 |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 389,893   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 56,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 333,482   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,410,988 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,187,896 |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0740/1780                      | 10/05/1995 | WD           | Q      | V      |           | 55,000        |  |  |  |
| GRANTOR: EDWARD S TAYLOR TRUST |            |              |        |        |           |               |  |  |  |
| GRANTEE: HOLMES ROBERT T & N   |            |              |        |        |           |               |  |  |  |
| 0706/1518                      | 6/10/1994  | WD           | Q      | I      | 05        | 178,500       |  |  |  |
| GRANTOR: RESOLUTION TRUST CORP |            |              |        |        |           |               |  |  |  |
| GRANTEE: HOLMES ROBERT T & N   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| DCK=[YR=1994] W14 N6 W18 S6 W14 S5 E1 S1 BAS=[YR=1993] W1 S15 W2 S12 E2 S15 E5 S2 E6 STP=[YR=1993] S5 E8 N4 W1 N1 FOP=[YR=1993] N4 W6 S4 E6\$ W7 \$ E1 N4 E6 S5 E4 FGR=[YR=1993] S15 E22 N15 W22\$ E26 N30 W2 N15 W14 FSP=[YR=1993] W18 S9 E18 N9\$ S9 W18 N9 W13\$ E45 N6\$. |  |  |  |  |  |  |  |  |  |