

LOT 134
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

BAYER HILARY W &/BRAMMER HAYLEY W ET AL
2115 CLAY DR
ATLANTA, GA 30350

2026

01-6N-29-1320-0134-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																				
Exterior Wall		12	CEDAR 100		0500	01	4,297	111.2496	184.67	793,527	1984	1990	0	0	0	17.50	82.50	5																				
Roof Structure		08	IRREGULAR 100		1 SFR CUST 0% - 0													Heated Area: 3490							HX Base Yr													
Roof Cover		03	COMP SHNGL 100																VALUATION BY										STANDARD									
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE										654,660									
Interior Floor		12	HARDWOOD 70																TOTAL MARKET OB/XF VALUE										55,950									
Interior Floor		11	CLAY TILE 30																TOTAL LAND VALUE - MARKET										900,000									
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE										1,610,610									
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction										0									
Bedrooms			3 100																ASSESSED VALUE										1,610,610									
Bathrooms			3.5 100																TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE										1,610,610									
Stories		2.	2. 100																TOTAL JUST VALUE										1,610,610									
Units		0	0 100		NCON VALUE										0																							
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE										0																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										1,518,947																							
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	3,186	100	1993	3,186	485,396																																	
DCK	935	10	1993	94	14,321																																	
FGR	759	55	1993	417	63,531																																	
FOP	41	30	1993	12	1,828																																	
FOP	49	30	1993	15	2,285																																	
FOP	60	30	1993	18	2,742																																	
FOP	72	30	1993	22	3,352																																	
FOP	72	30	1993	22	3,352																																	
FOP	90	30	1993	27	4,113																																	
FSP	231	40	1993	92	14,017																																	
TOTALS	6,141			4,297	654,660																																	
EXTRA FEATURES						70 MARSH CREEK RD, FERNANDINA BEACH																																
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	2.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	2,060																						
3	0300	BOAT DCK W	0	0	0	0	676.00	SF	40.00	40.00	100	1984	1984	3	20	5,408																						
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1984	1984	04	85	42,500																						
8	1242	WD DECK A	0	0	0	0	284.00	SF	10.00	10.00	100	1984	1984	3	20	568																						
10	0311	WD GANG WY	0	0	21	4	84.00	SF	45.00	45.00	100	1984	1984	3	20	756																						
11	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	1984	1984	3	20	666																						
13	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	1984	1984	3	51.5	77																						
14	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	22	550																						
15	1126	CB/STC 8"	0	0	0	0	528.00	SF	8.00	8.00	100	1984	1984	3	38	1,605																						
17	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760																						
LAND DESCRIPTION						TOTAL OB/XF														55,950																		
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	900,000.00	900,000.00	900,000																					
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