

LOT 151
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

BEEBE WADE S & SUSAN L
99 WOOD IBIS ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1320-0151-0000



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 5														
Exterior Wall	16	WD FR STUC 100	0500	11	3,824	144.1872	239.35	915,274	2004	2004	0	0	10.50	89.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2023												Heated Area: 3192														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality			05	Quality Level 05																									
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	2,547	100	2004	2,547	545,613																								
BAS	60	100	2013	60	12,853																								
FGR	804	55	2004	442	94,685																								
FOP	42	30	2004	13	2,785																								
FOP	219	30	2004	66	14,138																								
FSP	174	40	2004	70	14,996																								
FST	41	55	2004	23	4,927																								
FUS	585	100	2004	585	125,318																								
UOP	9	20	2004	2	429																								
UOP	14	20	2004	3	643																								
TOTALS			4,561		3,824	819,170																							
EXTRA FEATURES						** This building has 11 Sub-Areas																							
						99 WOOD IBIS, FERNANDINA BEACH																							
						BLD DATE																							
						XF DATE																							
						INC DATE																							
						LGL DATE																							
						LAND DATE																							
						AG DATE																							
						05/04/2026 MLU																							
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													
4	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2004	2004	3	20	64														
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000														
7	0912	SCRN RM G	0 100	0	0	1,418.00	SF	21.00	21.00	100	2025	2024		97	28,885														
TOTAL OB/XF 78,949																													
LAND DESCRIPTION																													
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00													
LAND VALUE																													
OTHER ADJUSTMENTS AND NOTES																													
YEAR																													
DENSITY																													
DECL																													
FRZ																													
YR																													
CONSRV																													
REVIEW DATE 02/26/2024 BY HSA																													
Total Acres: 0.00																													
Total Land Value: 600,000																													
Market: 0																													
Agricultural: 0																													
Common: 600,000																													
PRINTED 07/09/2026 BY SYS																													