

LOT 190 & PT OF LOT 189
IN OR 2086/1116
MARSH CREEK VLG 3 PB 4/40

LELLI ALEXANDER J JR & JANET S
50 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1330-0190-0000



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		10	ABOVE AVG 100		0500	11	5,680	146.9688	243.97	1,385,750	1980	2012		0	0	6.00	94.00	VALUATION SUMMARY											
Roof Structure		08	IRREGULAR 100		1 SFR CUST 100% - 2015													STANDARD											
Roof Cover		03	COMP SHNGL 100		Heated Area: 4579													Tax Group: 5											
Interior Wall		05	DRYWALL 100		HX Base Yr 2015													Tax Dist:											
Interior Floor		12	HARDWOOD 60															BUILDING MARKET VALUE											
Interior Floor		11	CLAY TILE 40															TOTAL MARKET OB/XF VALUE											
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET											
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE											
Bedrooms			3 100															SOH/AGL Deduction											
Bathrooms			4.5 100															ASSESSED VALUE											
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE											
Stories			1. 100															HX HB											
Units			0 100															BASE TAXABLE VALUE											
BUD8 Adjustme		05	DIST 1A 100															TOTAL JUST VALUE											
Quality		04	Quality Level 04		NCON VALUE																								
DOR CODE		0100	SINGLE FAMILY		INCOME VALUE																								
MAP NUM			MKT AREA		PREVIOUS YEAR MKT VALUE																								
NEIGHBORHOOD/LOC		10001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA																		SUBAREA MARKET VALUE							
BAS	4,254	100	1993	4,254																		975,577							
FGR	1,026	55	1993	564																		129,343							
FOP	48	30	2013	14																		3,211							
FOP	164	30	2014	49																		11,238							
FSP	463	40	2013	185																		42,426							
FUS	325	100	2013	325																		74,533							
UOP	56	20	2013	11																		2,523							
UOP	1,391	20	2013	278																		63,755							
TOTALS	7,727			5,680																		1,302,605							
EXTRA FEATURES																						50 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840													
2	0300	BOAT DCK W	0	100	0	0	294.00	SF	40.00	40.00	100	2013	2013	3	64	7,526													
3	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	1980	1980	3	29	111													
5	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	2013	2013	3	64	2,662													
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2013	2013	3	50	1,150													
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2013	2013	3	50	1,500													
10	1076	TRELLIS A	0	100	25	8	200.00	SF	7.50	7.50	100	2013	2013	3	90	1,350													
11	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	50	2,500													
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	94	1,880													
TOTALS																	19,519												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000131	C	RES CREEK	100		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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