LOT 2
SEA MARSH VILLAGE #2 PB 4/16

ALMQUIST HENRY G JR & NANCY DAMERON
037 DAVIS DRIVE NW
ATLANTA, GA 30327

2023

01-6N-29-0300-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

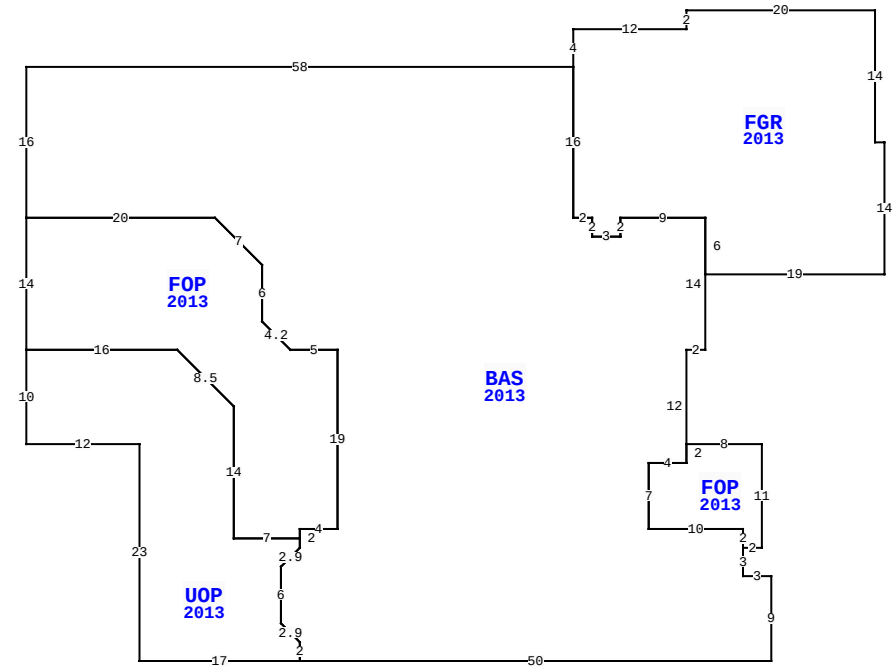
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,964	100	2,964	611,937
FGR	808	55	444	91,666
FOP	104	30	31	6,400
FOP	576	30	173	35,717
UOP	507	20	101	20,852
TOTALS	4,959		3,713	766,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,713	147.8385	210.67	782,218	2013	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 0 Heated Area: 2964 HX Base Yr



145 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		766,574
TOTAL MARKET OB/XF VALUE		70,248
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,286,822
SOH/AGL Deduction		700,081
ASSESSED VALUE		586,741
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		536,741
TOTAL JUST VALUE		1,286,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO2013	CO ISSUED	0	03/01/2013
B1226658	ADDITION	11,952	12/01/2012
P1216059	NEW CONSTR	0	08/01/2012
E25228	TEMP POLE	0	07/01/2012
B26209	NEW CONSTR	353,020	07/01/2012
B26210	SWIM POOL	22,000	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/0519	3/31/2023	WD	Q	I	01	1,675,000
GRANTOR: PESCOSOLIDO DANA N &						
GRANTEE: ALMQUIST HENRY GUST						
1770/0772	12/16/2011	WD	Q	V	02	135,000
GRANTOR: LANSKY ZENA TRUSTEE						
GRANTEE: PESCOSOLIDO DANA N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W20 S2 W12 S4 BAS=[YR=2013] W58 S16 FOP=[YR=2013] S14 UOP=[YR=2013] S10 E12 S23 E17 N2 U2 L2 N6 U2 R2 N1 W7 N14 U6 L6 W16$ E16 D6 R6 S14 E7 N1 E4 N19 W5 U3 L3 N6 U5 L5 W20$ E20 D5 R5 S6 D3 R3 E5 S19 W4 S2 D2 L2 S6 D2 R2 S2 E50 N9 W3 N3 FOP=[YR=2013] E2 N11 W8 S2 W4 S7 E10 S2$ N2 W10 N7 E4 N12 E2 N14 W9 S2 W3 N2 W2 N16$ S16 E2 S2 E3 N2 E9 S6 E19 N14 W1 N14$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	1,361.00	SF	7.00	7.00	100	2013	2013	3	95	9,051	
2	0855	CONC PAVER	0	100	0	0	389.00	SF	7.00	7.00	100	2013	2013	3	95	2,587	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
4	1126	CB/STC 8"	0	100	0	0	220.00	SF	8.00	8.00	100	2013	2013	3	95	1,672	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	
6	0861	POOL GUNIT	0	100	0	0	298.00	SF	148.75	148.75	100	2013	2013	3	75	33,246	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	65	1,300	
8	0835	QUARY TILE	0	100	0	0	507.00	SF	10.00	10.00	100	2013	2013	3	95	4,817	
9	0911	SCRN RM A	0	100	0	0	795.00	SF	17.50	17.50	100	2013	2013	3	65	9,043	
10	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2020		93	4,650	

TOTAL OB/XF 70,248

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 04/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS