

LOT 4
SEA MARSH VILLAGE UNIT 2
PBK 4/16

ANDONIAN ARAM MARK & LAURA L/E/
6 WATER OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0004-0000



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 2										
Exterior Wall	12	CEDAR 100	0900	01	2,746	99.7920	118.50	325,401	1974	1974	0	0	24.00	76.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2552									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		0 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	05	DIST 1A 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
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	2,360	100	2,360	212,542																					
BAS	192	100	192	17,292																					
FGR	352	55	194	17,472																					
TOTALS			2,904	2,746	247,305																				
EXTRA FEATURES			6 WATER OAK, 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	49	980										
2	0850	PEBBLE WLK	0 100	0	0	126.00	SF	3.50	3.50	100	1980	1980	3	35	154										
3	0442	STK FNC 5'	0 100	0	0	22.00	LF	8.10	8.10	100	1984	1984	3	20	36										
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	22	66										
5	0810	CONCRETE A	0 100	0	0	160.00	SF	6.50	6.50	100	1984	1984	3	47	489										
6	0811	CONCRETE B	0 100	0	0	1,909.00	SF	5.20	5.20	100	1984	1984	3	47	4,666										
7	0858	SCULP CONC	0 100	0	0	468.00	SF	13.00	13.00	100	1984	1984	3	81	4,928										
8	0855	CONC PAVER	0 100	0	0	1,080.00	SF	10.00	10.00	100	1998	1998	3	77	8,316										
9	0855	CONC PAVER	0 100	0	0	763.00	SF	10.00	10.00	100	1998	1998	3	77	5,875										
10	0443	STK FNC 6'	0 100	0	0	28.00	LF	10.00	10.00	100	2009	2009	3	45	126										
LAND DESCRIPTION			TOTAL OB/XF 25,636																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000								
REVIEW DATE 08/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																									

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