LOT 9
IN OR 1483/393
SEA MARSH VILLAGE UNIT 2

SNELLING ROLLINS C & PATRICIA
9 WATER OAK DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

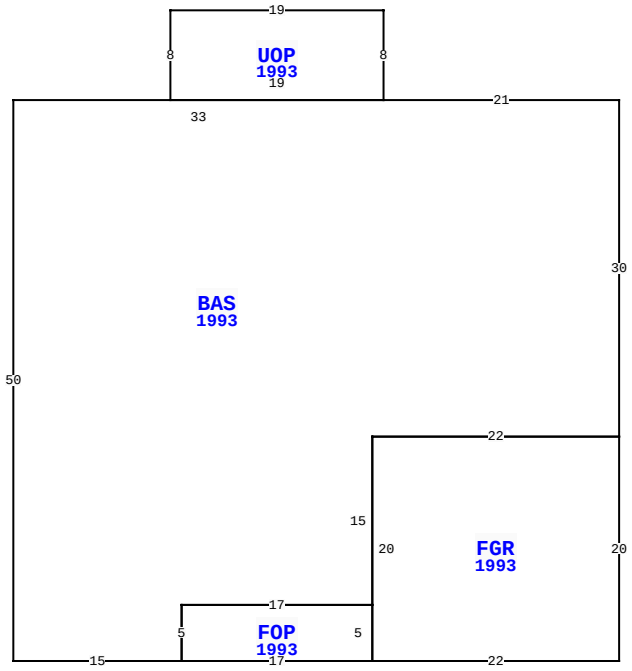
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	2,175	276,432
FGR	440	55	242	30,757
FOP	85	30	26	3,305
UOP	152	20	30	3,813
TOTALS	2,852		2,473	314,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,473	112.8960	160.88	397,856	1974	1980	0	0	0	21.00	79.00

1 SFR CUST – 100% - 1975 Heated Area: 2175 HX Base Yr 1975



9 WATER OAK, 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		314,306
TOTAL MARKET OB/XF VALUE		2,361
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		766,667
SOH/AGL Deduction		385,639
ASSESSED VALUE		381,028
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,028
TOTAL JUST VALUE		766,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8090	REPAIR/RRF	3,000	05/15/1992
1884	N/A	2,200	08/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/0393	3/06/2007	WD	U	I	01	283,400
GRANTOR: SNELLING ROLLINS C JR						
GRANTEE: SNELLING ROLLINS C						
1139/1495	5/23/2003	WD	U	I	01	100
GRANTOR: SNELLING ROLLINS C &						
GRANTEE: SNELLING ROLLINS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N8 W19 S8 E19$ W33 S50 E15 FOP=[YR=1993] E17 FGR=[YR=1993] E22 N20 W22S20$ N5 W17 S5$ N5 E17 N15 E22 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	36	720	
2	0812	CONCRETE C	0	100	0	0	1,112.00	SF	4.00	4.00	100	1974	1974	3	26	1,156	
3	0810	CONCRETE A	0	100	0	0	287.00	SF	6.50	6.50	100	1974	1974	3	26	485	

LAND DESCRIPTION

TOTAL OB/XF 2,361

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