

TRACT 23 CEDAR POINT  
IN OR 2194/1084  
SEA MARSH VILLAGE UNIT 2

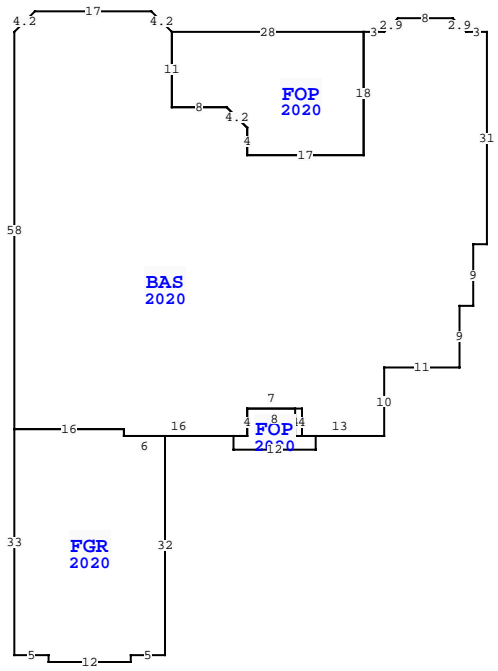
PEROSE RICHARD G & JOAN M  
9 HICKORY LN  
FERNANDINA BEACH, FL 32034

**2023**

01-6N-29-0300-0023-0000

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	80		
Interior Floo	12	HARDWOOD	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	3,472	100	3,472	711,655	
FGR	732	55	403	82,603	
FOP	56	30	17	3,485	
FOP	432	30	130	26,646	
TOTALS	4,692		4,022	824,388	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2021								
Heated Area: 3472						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		824,388	
TOTAL MARKET OB/XF VALUE		45,729	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,320,117	
SOH/AGL Deduction		384,072	
ASSESSED VALUE		936,045	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		886,045	
TOTAL JUST VALUE		1,320,117	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,135,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212376	SWIM POOL	0	04/01/2021
20001426	CO ISSUED	0	02/18/2020
19005773	NEW CONSTR	476,926	06/03/2019
B18630	REMODEL	1,000	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1084	4/26/2018	WD Q	Q	V	01	245,000
GRANTOR: POPP JOHN F & ROLENE						
GRANTEE: PEROSE RICHARD G &						
1413/1452	5/22/2006	WD Q	Q	V		317,000
GRANTOR: SOMERVILLE RONALD G						
GRANTEE: POPP JOHN F & ROLENE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W3 U2 L2 W8 D2 L2 W3 FOP=[YR=2020] W28 S11 E8 D3 R3 S4 E17 N18 S18 W17 N4 U3 L3 W8 N11 U3 L3 W17 D3 L3 S58 FGR=[YR=2020] S33 E5 S1 E12 N1 E5 N32 W6 N1 W16 S E16 S1 E16 FOP=[YR=2020] S2 E12 N2 W2 N4 W8 S4 W2 S E2 N4 E7 S4 E13 N10 E11 N9 E2 N9 E2 N31 S.	

EXTRA FEATURES																
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	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	1,845.00	SF	10.00	10.00	100	2020	2020	3	99	18,266	
3	0910	SCRN RM L	0	100	0	620.00	SF	15.00	15.00	100	2021	2021	3	97	9,021	
4	0861	POOL GUNIT	0	100	0	140.00	SF	85.00	85.00	100	2021	2021	3	98	11,662	
5	0855	CONC PAVER	0	100	0	480.00	SF	10.00	10.00	100	2021	2021	3	100	4,800	

LAND DESCRIPTION		TOTAL OB/XF																						
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	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							