

LOT 28
IN OR 1960/1366
SEA MARSH VILLAGE #2 PBK 4/16

KOERNER PHILIP D & CLAUDIA S
614 MAEGHANN CT
TIPP CITY, OH 45371

2023

01-6N-29-0300-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

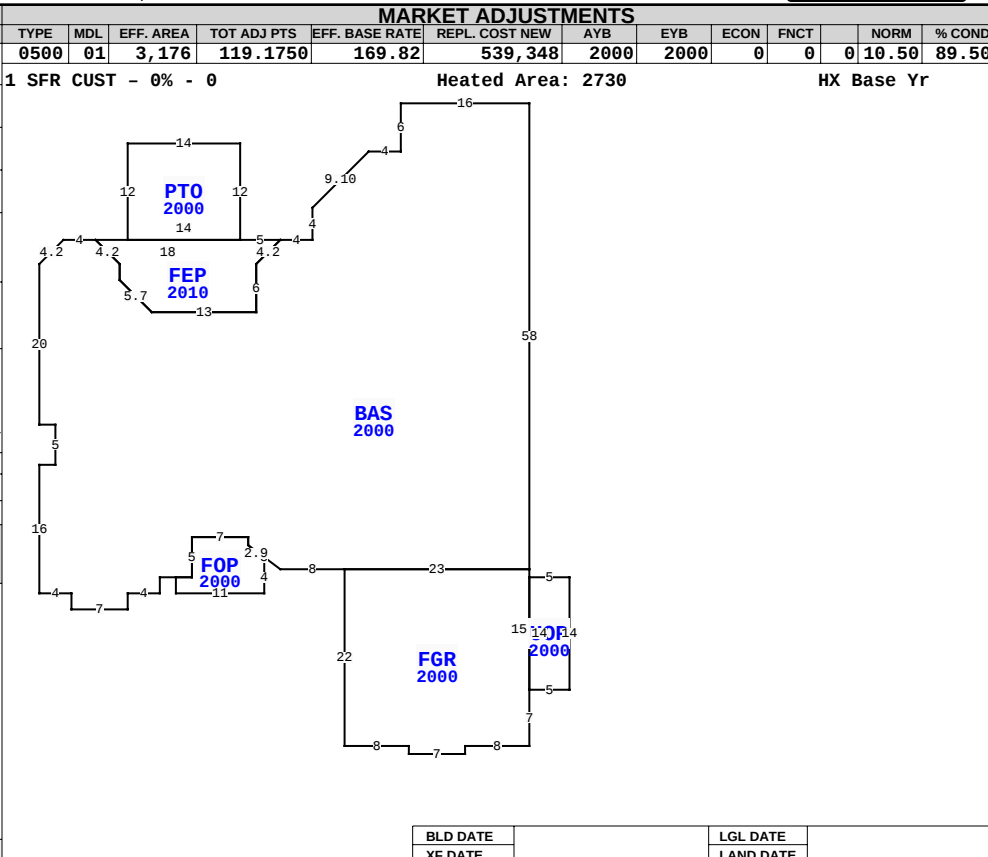
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,730	100	2,730	414,930
FEP	154	80	123	18,695
FGR	513	55	282	42,861
FOP	63	30	19	2,888
PTO	168	5	8	1,216
UOP	70	20	14	2,127

TOTALS	3,698		3,176	482,716
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,500.00	SF	4.00
3	0825	BRICK	0	0	0	0	411.00	SF	12.50
4	0855	CONC PAVER	0	0	0	0	975.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

REVIEW DATE 03/09/2018 BY DJX



137 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
18,542									

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	482,716		
TOTAL MARKET OB/XF VALUE	18,542		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	951,258		
SOH/AGL Deduction	202,695		
ASSESSED VALUE	748,563		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	748,563		
TOTAL JUST VALUE	951,258		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	817,951		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216288	REMODEL	0	12/01/2012
B9905741	NEW CONSTR	225,000	02/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1960/1366	1/30/2015	WD	Q	I	02
GRANTOR: LUNDBORG PEARL JONES					SALE PRICE
GRANTEE: KOERNER PHILIP D &					540,000
0961/0782	12/08/2000	WD	U	V	01
GRANTOR: LUNDBORG ROGER K & PE					100
GRANTEE: LUNDBORG ROGER K &					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W16 S6 W4 L7 D7 S4 W4 FEP=[YR=2010] W5 PTO=[YR=2000] N12 W14 S12 E14 \$ W18 D3 R3 S2 D4 R4 E13 N6 R3 U3 \$ D3 L3 S6 W13 U4 L4 N2 U3 L3 W4 D3 L3 S20E2 S5 W2S16 E4 S2 E7 N2 E4 N2 E2 FOP=[YR=2000] S2 E11 N4 U2 L2 N1 W7 S5 W2\$ E2 N5 E7 S1 D3 R4 E8 FGR=[YR=2000] S22 E8 S1 E7N1 E8 N7 UOP=[YR=2000] E5 N14 W5 S14 \$ N15 W23 \$ E23 N58 \$.									