LOT 31
IN OR 1850/1037
SEA MARSH VILLAGE #2 PBK 4/16

RUSSELL DOUGLAS D/TAYLOR-RUSSELL GAIL M
131 SEA MARSH RD
FERNANDINA BCH, FL 32034

2023

01-6N-29-0300-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

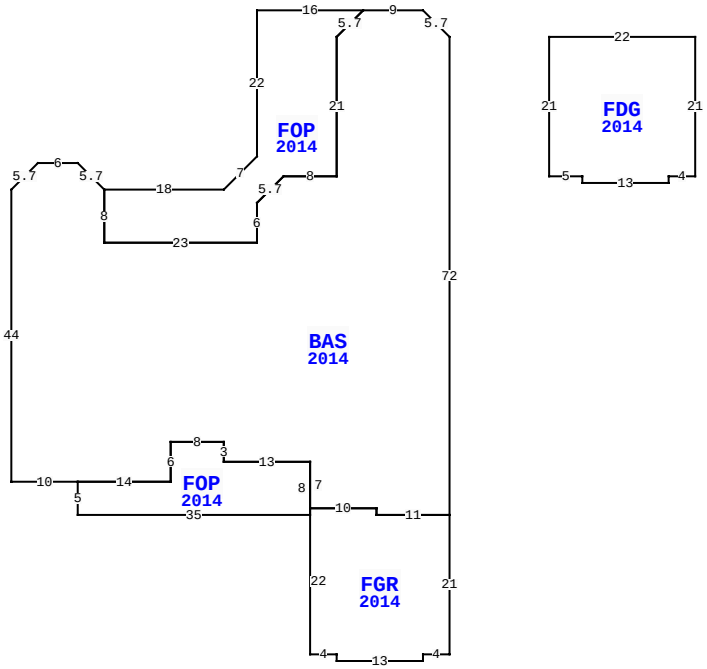
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,227	100	3,227	643,128
FDG	475	60	285	56,799
FGR	464	55	255	50,820
FOP	262	30	79	15,744
FOP	513	30	154	30,691
TOTALS	4,941		4,000	797,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,000	145.6812	207.60	830,400	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3227 HX Base Yr 2017



131 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		797,184
TOTAL MARKET OB/XF VALUE		74,500
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,321,684
SOH/AGL Deduction		510,178
ASSESSED VALUE		811,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		761,506
TOTAL JUST VALUE		1,321,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,085,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327736	CO ISSUED	0	09/12/2014
B1327736	NEW CONSTR	388,885	09/01/2013
B1327734	SWIM POOL	25,000	09/01/2013
B1327735	FGR	19,684	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/1037	3/20/2013	WD	Q	V	02	150,000
GRANTOR: WATSON JOHN P						
GRANTEE: RUSSELL DOUGLAS D &						
1823/0429	10/31/2012	WD	U	V	12	120,000
GRANTOR: REGIONS BANK						
GRANTEE: WATSON JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] U4 L4 W9 FOP=[YR=2014] W16 S22 L5 D5 W18 S8 E23 N6 U4 R4 E8 N21 U4 R4 $ D4 L4 S21 W8 D4 L4 S6 W23 N8 U4 L4 W6 D4 L4 S44 E10 FOP=[YR=2014] S5 E35 N8 W13 N3 W8 S6 W14$ E14 N6 E8 S3 E13 S7 FGR=[YR=2014] S22 E4 S1 E13 N1 E4 N21 W11 N1 W10$ E10 S1 E11 N72$ PTR=E15 FDG=[YR=2014] E22 S21 W4 S1 W13 N1 W5 N21$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	2,490.00	SF	7.00	7.00	100	2014	2014	3	95	16,559	
3	0855	CONC PAVER	0	100	0	0	253.00	SF	7.00	7.00	100	2014	2014	3	95	1,682	
4	0462	ST/AL FNC	0	100	0	0	1,350.00	SF	10.00	10.00	100	2014	2014	3	78	10,530	
5	1126	CB/STC 8"	0	100	30	0	120.00	SF	8.00	8.00	100	2014	2014	3	95	912	
6	0810	CONCRETE A	0	100	30	8	240.00	SF	6.50	6.50	100	2014	2014	3	95	1,482	
7	1126	CB/STC 8"	0	100	20	0	80.00	SF	8.00	8.00	100	2014	2014	3	95	608	
8	0810	CONCRETE A	0	100	9	8	72.00	SF	6.50	6.50	100	2014	2014	3	95	445	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	70	3,500	
10	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2014	2014	3	78	23,072	

TOTAL OB/XF 62,185

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 03/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS

LOT 31
IN OR 1850/1037
SEA MARSH VILLAGE #2 PBK 4/16

RUSSELL DOUGLAS D/TAYLOR-RUSSELL GAIL M
131 SEA MARSH RD
FERNANDINA BCH, FL 32034

2023

01-6N-29-0300-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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		797,184
TOTAL MARKET OB/XF VALUE		74,500
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,321,684
SOH/AGL Deduction		510,178
ASSESSED VALUE		811,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		761,506
TOTAL JUST VALUE		1,321,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,085,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/1037	3/20/2013	WD	Q	V	02	150,000
GRANTOR: WATSON JOHN P						
GRANTEE: RUSSELL DOUGLAS D &						
1823/0429	10/31/2012	WD	U	V	12	120,000
GRANTOR: REGIONS BANK						
GRANTEE: WATSON JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0911	SCRN RM A	0	100	0	0	774.00	SF	17.50	17.50	100	2014	2014	3	70	9,482	
12	0855	CONC PAVER	0	100	0	0	426.00	SF	7.00	7.00	100	2014	2014	3	95	2,833	

LAND DESCRIPTION

TOTAL OB/XF 12,315

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

REVIEW DATE 03/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS