

TRACT 35
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

FOSTER JONATHAN P & MARGARET S
123 BITTER NUT ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0035-0000



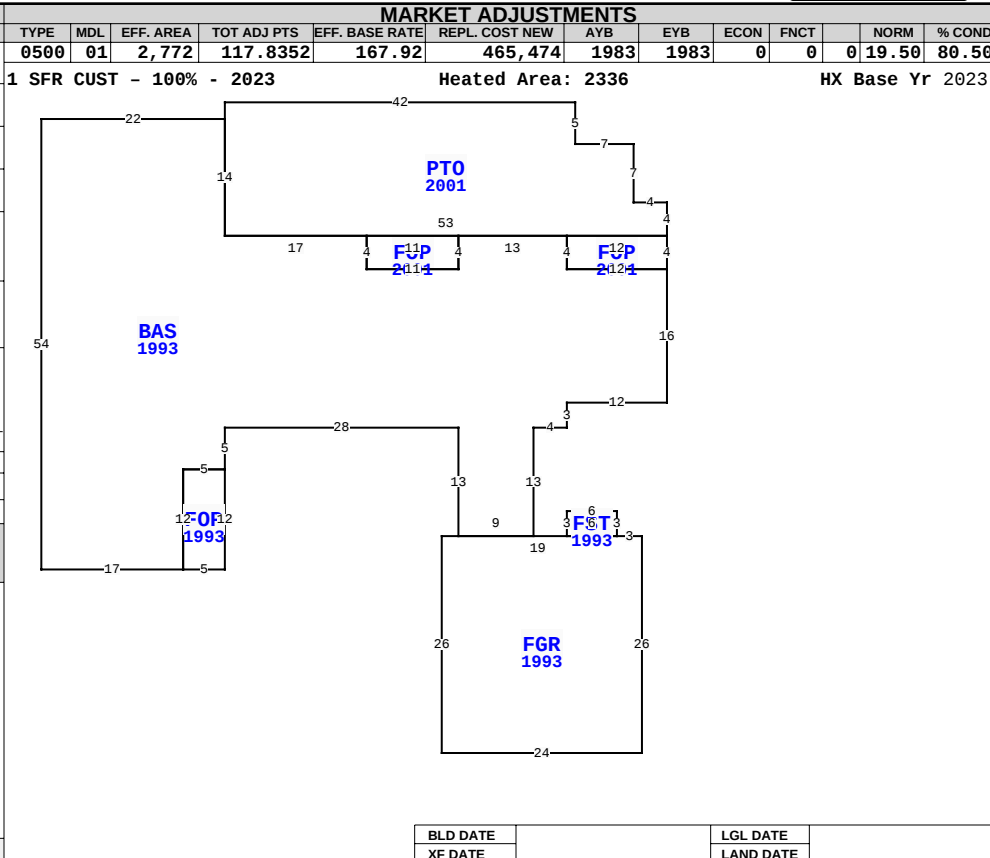
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,336	100	2,336	315,770
FGR	624	55	343	46,366
FOP	60	30	18	2,434
FOP	44	30	13	1,757
FOP	48	30	14	1,893
FST	18	55	10	1,352
PTO	765	5	38	5,137
TOTALS	3,895		2,772	374,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
3	0812	CONCRETE C	0	100	0	0			
4	0850	PEBBLE WLK	0	100	0	0			
5	0910	SCRN RM L	0	100	28	13			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	



123 BITTER NUT RD, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,772	117.8352	167.92	465,474	1983	1983	0	0	19.50	80.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	374,707	
TOTAL MARKET OB/XF VALUE	6,383	
TOTAL LAND VALUE - MARKET	495,000	
TOTAL MARKET VALUE	876,090	
SOH/AGL Deduction	0	
ASSESSED VALUE	876,090	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	826,090	
TOTAL JUST VALUE	876,090	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	844,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108370	XFOB	5,765	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0807	4/19/2022	WD Q	I	01		1,059,000
GRANTOR: COCHRAN WILLIAM D & H						
GRANTEE: FOSTER JONATHAN P &						
2410/1527	11/20/2020	WD U	I	11		100
GRANTOR: MIZICHKO ANNE L/E ET						
GRANTEE: COCHRAN WILLIAM D &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W4 N7 W7 N5 W42 S2 BAS=[YR=1993] W22 S54 E17
FOP=[YR=1993] E5 N12 W5 S12 \$ N12 E5 N5 E28 S13
FGR=[YR=1993] W2 S26 E24 N26 W3 FST=[YR=1993] N3 W6 S3 E6 \$
W19 \$ E9 N13 E4 N3 E12 N16 FOP=[YR=2001] N4 W12 S4 E12 \$ W12
N4 W13 FOP=[YR=2001] W11 S4 E11 N4 \$ S4 W11 N4 W17 N14 \$ S14
E53 N4 \$.