

TRACT 38
IN OR 2223/178
CEDAR POINT

DURHAM TODD P & JANE K
117 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0038-0000



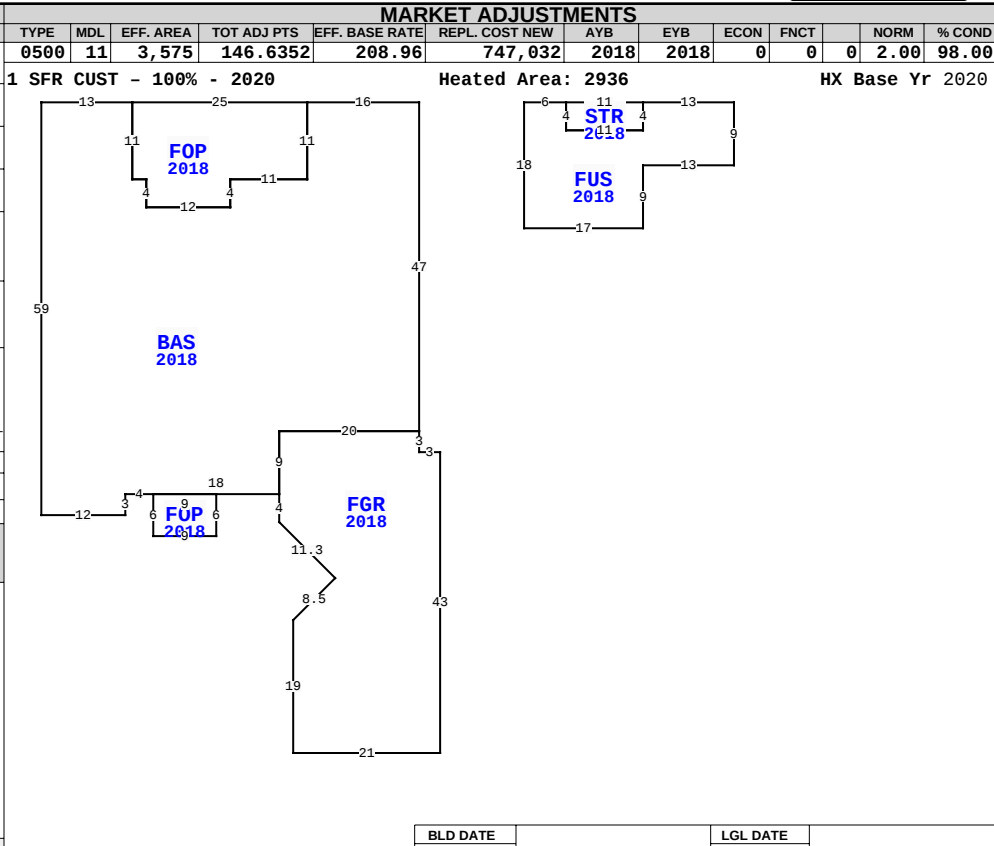
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,557	100	2,557	523,625
FGR	949	55	522	106,895
FOP	54	30	16	3,276
FOP	323	30	97	19,864
FUS	379	100	379	77,612
STR	44	10	4	819

TOTALS	4,306		3,575	732,091
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,628.00	SF	10.00	10.00
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00



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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 5
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		732,091	
TOTAL MARKET OB/XF VALUE		20,254	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,202,345	
SOH/AGL Deduction		428,431	
ASSESSED VALUE		773,914	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		723,914	
TOTAL JUST VALUE		1,202,345	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,002,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707285	NEW CONSTR	539,542	08/11/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2223/0178	9/07/2018	SW	Q	I	01
GRANTOR: SEAVIEW CUSTOM HOMES					SALE PRICE
GRANTEE: DURHAM TODD P & JAN					812,000
2123/1400	6/01/2017	WD	Q	I	01
GRANTOR: HARRIS ADAIR B L/E					185,000
GRANTEE: SEAVIEW CUSTOM HOME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W16 FOP=[YR=2018] W25 S11 E2 S4 E12 N4 E11 N11\$ S11 W11S4 W12 N4 W2 N11 W13 S59 E12 N3 E4 FOP=[YR=2018] S6 E9 N6 W9\$ E18 FGR=[YR=2018] S4 D8 R8 D6 L6 S19 E21 N43 W3 N3 W20 S9\$ N9 E20 N47\$ PTR=E15 FUS=[YR=2018] E6 STR=[YR=2018] E11 S4 W11 N4\$ S4 E11 N4 E13 S9 W13 S9 W17 N18\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00
TOTAL OB/XF 20,254									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000		