

LOT 45
IN OR 282 PG 266
SEA MARSH VILLAGE #2 PBK 4/16

MILLER ARTHUR C & GWENDOLYN
1526 BIRCHRUN ROAD
CHESTER SPRINGS, PA 19425

2023

01-6N-29-0300-0045-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5											
Exterior Wall	12	CEDAR 100	0500	01	2,751	110.4768	157.43	433,090	1973	1973	0	0	24.50	75.50	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0												Heated Area: 2444											
Roof Cover	03	COMP SHNGL 100													HX Base Yr											
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	13	LVT/LAMNT 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	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	2,444	100	2,444	290,493																						
FDG	484	60	290	34,470																						
FOP	56	30	17	2,020																						
TOTALS			2,984		2,751	326,983																				
EXTRA FEATURES			120 SEA MARSH RD, FERNANDINA BEACH																							
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	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1973	1973	3	25	98										
3	0850	PEBBLE WLK	0	0	0	0	105.00	SF	3.50	3.50	100	1984	1984	3	47	173										
4	0858	SCULP CONC	0	0	0	0	493.00	SF	13.00	13.00	100	1984	1984	3	81	5,191										
5	0855	CONC PAVER	0	0	0	0	2,389.00	SF	7.00	7.00	100	2000	2000	3	80	13,378										
6	1242	WD DECK A	0	0	0	0	117.00	SF	10.00	10.00	100	1990	1990	3	20	234										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
BAS=[YR=1993] W50 S50 E27 FOP=[YR=1993] E8 N7 W8S7\$ N7 E8 S7 E15 N50\$ PTR=E25 FDG=[YR=1993] E22 N22 W22S22 \$W25\$.																										
LAND DESCRIPTION																										
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	0			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																										