TRACT 47
CEDAR POINT
SEA MARSH VILLAGE 2 PB 4/16

WEINBERG FAMILY TRUST/WEINBERG MARC S TRUSTEE
116 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0047-0000

BUILDING CHARACTERISTICS

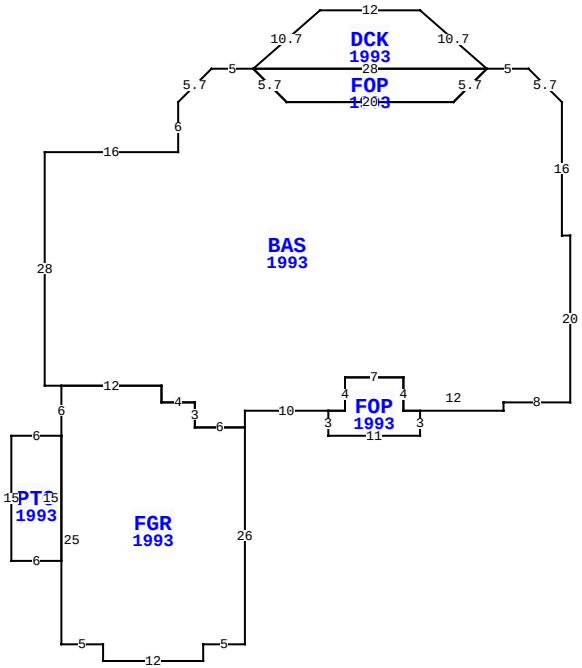
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,221	100	2,221	327,063
DCK	140	10	14	2,062
FGR	668	55	367	54,044
FOP	61	30	18	2,651
FOP	96	30	29	4,271
PTO	90	5	4	589
TOTALS	3,276		2,653	390,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,653	117.4320	167.34	443,953	1993	1998	0	0	0	12.00	88.00

1 SFR CUST - 100% - 2014 Heated Area: 2221 HX Base Yr 2014



116 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		390,679
TOTAL MARKET OB/XF VALUE		10,592
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		851,271
SOH/AGL Deduction		389,038
ASSESSED VALUE		462,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		412,233
TOTAL JUST VALUE		851,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429328	SCRNENCL	4,900	09/01/2014
00260	NEW CONSTR	213,200	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0895	1/26/2023	QC	U	I	11	100
GRANTOR: WEINBERG MARC & PATRI						
GRANTEE: WEINBERG FAMILY TRU						
1889/1228	11/14/2013	WD	Q	I	02	535,000
GRANTOR: PELLINO FRANCIS M & E						
GRANTEE: WEINBERG MARC & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L4 U4 W5 DCK=[YR=1993] L8 U7 W12 L8 D7 FOP=[YR=1993] D4 R4 E20 U4 R4 W28$ E28$ D4 L4 W20 U4 L4 W5 D4 L4 S6 W16 S28 E2 FGR=[YR=1993] S6 PTO=[YR=1993] W6 S15 E6 N15$ S25 E5 S2 E12 N2 E5 N26 W6 N3 W4 N2 W12$ E12S2 E4 S3 E6 N2 E10 FOP=[YR=1993] S3 E11 N3 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E12 N1 E8 N20 W1 N16$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0810	CONCRETE A	0	100	7	2	14.00	SF	6.50	6.50	100	1993	1993	3	68	62	
3	0812	CONCRETE C	0	100	0	0	2,310.00	SF	4.00	4.00	100	1993	1993	3	68	6,283	
4	1126	CB/STC 8"	0	100	31	6	186.00	SF	8.00	8.00	100	1993	1993	3	68	1,012	
5	0911	SCRN RM A	0	100	0	0	140.00	SF	17.50	17.50	100	2014	2014	3	70	1,715	

LAND DESCRIPTION

TOTAL OB/XF 10,592

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