

LOT 61
IN OR 2004/1523
SEA MARSH VILLAGE #2 PBK 4/16

LAWRENCE JAMES R & KARA R
3 LIVE OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0061-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

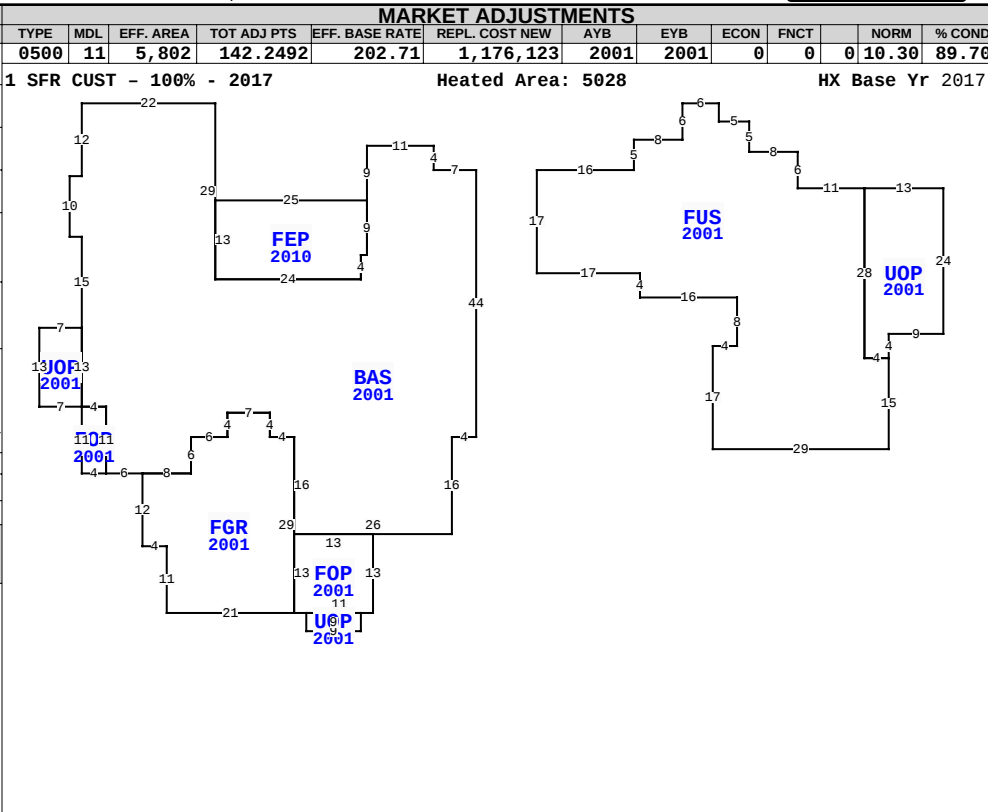
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,172	100	3,172	576,767
FEP	321	80	257	46,730
FGR	661	55	364	66,186
FOP	44	30	13	2,364
FOP	169	30	51	9,273
FUS	1,856	100	1,856	337,478
UOP	27	20	5	910
UOP	91	20	18	3,273
UOP	328	20	66	12,001

TOTALS	6,669	5,802	1,054,982
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EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0855
3	0825
4	0825
6	0600
7	0861
8	0877
9	0911
10	0855
11	1122



3 LIVE OAK, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
2	0855	CONC PAVER	0 100	0	0	2,052.00	SF	7.00	7.00	100	2014	2014	3	95	13,646	
3	0825	BRICK	0 100	0	0	403.00	SF	12.50	12.50	100	2001	2001	3	95	4,786	
4	0825	BRICK	0 100	0	0	486.00	SF	12.50	12.50	100	2001	2001	3	95	5,771	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	22	1,100	
7	0861	POOL GUNIT	0 100	0	0	252.00	SF	85.00	85.00	100	2010	2010	3	64	13,709	
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500	
9	0911	SCRN RM A	0 100	0	0	535.00	SF	17.50	17.50	100	2010	2010	3	50	4,681	
10	0855	CONC PAVER	0 100	0	0	283.00	SF	10.00	10.00	100	2010	2010	3	92	2,604	
11	1122	CB 6"	0 100	0	0	136.00	SF	5.85	5.85	100	2010	2010	3	92	732	

LAND DESCRIPTION										TOTAL OB/XF						49,249			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
1	000140	C	SFR GOLF A	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00			
REVIEW DATE		03/13/2018		BY	DJX		Total Acres: 0.00		Total Land Value: 600,000				Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			1,054,982
TOTAL MARKET OB/XF VALUE			52,008
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			1,706,990
SOH/AGL Deduction			821,644
ASSESSED VALUE			885,346
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			835,346
TOTAL JUST VALUE			1,706,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,315,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23028	REPAIR/RRF	5,000	11/01/2009
B23034	SWIM POOL	40,000	11/01/2009
B23058	XFOB	15,451	11/01/2009
B007271	NEW CONSTR	320,000	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/1523	9/21/2015	WD	Q	I	01	1,140,000
GRANTOR: SCHROEDER DENNIS A &						
GRANTEE: LAWRENCE JAMES R &						
1623/0240	5/20/2009	WD	U	I	30	100
GRANTOR: SCHROEDER DENNIS A &						
GRANTEE: SCHROEDER DENNIS A						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2001] W7 N4 W11 S9 FEP=[YR=2010] W25 S13 E24 N4 E1 N9\$ S9 W1 S4 W24 N29W22 S12 W2 S10 E2S15 UOP=[YR=2001] W7 S13 E7 FOP=[YR=2001] S11 E4 N11 W4 \$ N13 \$S13 E4 S11 E6 FGR=[YR=2001] S12 E4 S11 E21 FOP=[YR=2001] E2 UOP=[YR=2001] S3 E9 N3 W9 \$ E11 N13 W13 S13 \$ N29 W4 N4 W7 S4 W6 S6 W8 \$ E8 N6 E6 N4 E7 S4 E4 S16 E26 N16 E4 N44 \$ PTR= E10FUS=[YR=2001] E16 N5 E8 N6 E6 S3 E5 S5 E8 S6E11 UOP=[YR=2001] E13 S24 W9 S4 W4 N28 \$ S28 E4 S15 W29 N17 E4 N8W16 N4 W17 N17 \$ W10 \$.	

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