

TRACT 62  
IN OR 1425/188  
CEDAR POINT

BAKER LAWRENCE R FAMILY TRUST  
99 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0062-0000



| 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           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA         |
|          |      | 10               |

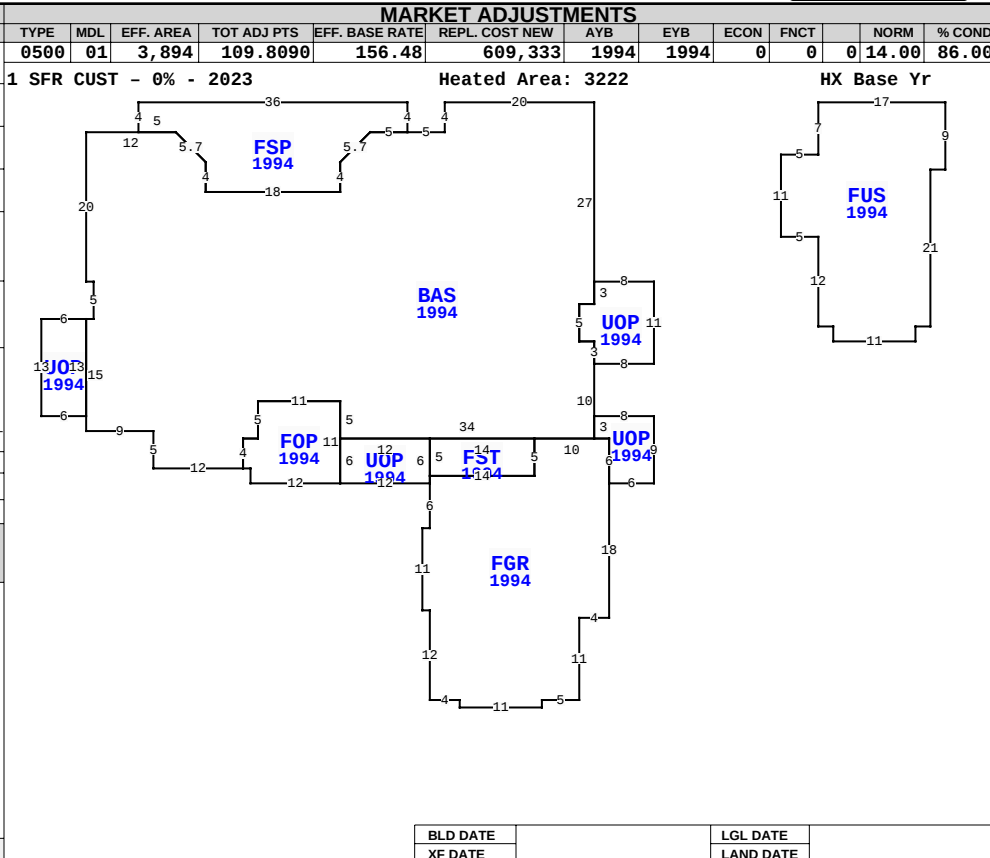
|                  |          |                  |    |  |
|------------------|----------|------------------|----|--|
| Quality          | 04       | Quality Level 04 |    |  |
| DOR CODE         | 0100     | SINGLE FAMILY    |    |  |
| MAP NUM          |          | MKT AREA         | 10 |  |
| NEIGHBORHOOD/LOC | 10001.00 |                  |    |  |

| EXTRA FEATURES |            |             |         |     |
|----------------|------------|-------------|---------|-----|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W |
| 1              | 0812       | CONCRETE C  | 0       | 0   |
| 2              | 0810       | CONCRETE A  | 0       | 0   |
| 3              | 0504       | FP-ELECTRI  | 0       | 0   |

| 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   | 0812       | CONCRETE C  | 0       | 0   | 0     | 0  |       | 2,755.00       | SF        | 4.00     |             |   |        | 7,714           |       |
| 2   | 0810       | CONCRETE A  | 0       | 0   | 0     | 0  |       | 186.00         | SF        | 6.50     |             |   |        | 846             |       |
| 3   | 0504       | FP-ELECTRI  | 0       | 0   | 0     | 0  |       | 1.00           | UT        | 2,000.00 |             |   |        | 1,540           |       |

| 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 |
| 1                | 000100   | C   | SFR                  | 0   |     | RS-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.20    | 450,000.00 |

REVIEW DATE 03/13/2018 BY DJX



|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|-----------------------------------|----|----------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|--|
| 99 SEA MARSH RD, FERNANDINA BEACH |    |          |                | INC DATE  |         |             |   | AG DATE |                 |       |  |
| UNITS                             | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND  | OB/XF MKT VALUE | NOTES |  |
| 2,755.00                          | SF | 4.00     | 4.00           | 100       | 1994    | 1994        | 3 | 70      | 7,714           |       |  |
| 186.00                            | SF | 6.50     | 6.50           | 100       | 1994    | 1994        | 3 | 70      | 846             |       |  |
| 1.00                              | UT | 2,000.00 | 2,000.00       | 100       | 1994    | 1994        | 3 | 77      | 1,540           |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |
|                                   |    |          |                |           |         |             |   |         |                 |       |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 10,100      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 5 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 5              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 524,026   |   |
| TOTAL MARKET OB/XF VALUE  |  | 10,100    |   |
| TOTAL LAND VALUE - MARKET |  | 540,000   |   |
| TOTAL MARKET VALUE        |  | 1,074,126 |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 1,074,126 |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 1,074,126 |   |
| TOTAL JUST VALUE          |  | 1,074,126 |   |
| NCON VALUE                |  | 534,126   |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 891,118   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B00743     | NEW CONSTR  | 174,775 | 01/01/1994 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1425/0188                      | 6/30/2006  | TD U      | I   | 01  |        |
| GRANTOR: BAKER PATRICIA C TRUS |            |           |     |     |        |
| GRANTEE: BAKER PATRICIA C TR   |            |           |     |     |        |
| 1376/0669                      | 12/22/2005 | WD U      | I   | 01  |        |
| GRANTOR: BAKER LAWRENCE R      |            |           |     |     |        |
| GRANTEE: BAKER LAWRENCE R &    |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W20 S4 W5 FSP=[YR=1994] N4 W36 S4 E5 D4 R4 S4 E18 N4 U4 R4 E5 \$ W5 D4 L4 S4 W18 N4 U4 L4 W12 S20 E1 S5 W1 UOP=[YR=1994] W6S13 E6 N13 \$ S15 E9 S5 E12 FOP=[YR=1994] E1 S2 E12 UOP=[YR=1994] E12 FGR=[YR=1994] S6 W1 S11 E1 S12 E4 S1E11 N1 E5 N11 E4 N18 UOP=[YR=1994] E6 N9 W8 S3 E2 S6 \$ N6 W10 FST=[YR=1994] W14S5 E14 N5 \$ S5 W14 S1 \$ N6 W12 S6 \$ N11 W11 S5 W2S4 \$ N4 E2 N5 E11 S5 E34 N10 UOP=[YR=1994] E8 N11 W8 S3 W2 S5 E2 S3 \$ N3 W2 N5 E2 N27 \$ PTR= E30 FUS=[YR=1994] E17 S9 W2 S21 W2 S2 W11 N2 W2 N12 W5 N11 E5 N7 \$ W30 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|------|---------|------|-----|----|--------|
|      |         |      |     |    |        |

PRINTED 08/02/2023 BY SYS