LOT 65
SEA MARSH VILLAGE #2 PBK 4/16

YOUNG GLENN A & JAN E
93 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0065-0000

BUILDING CHARACTERISTICS

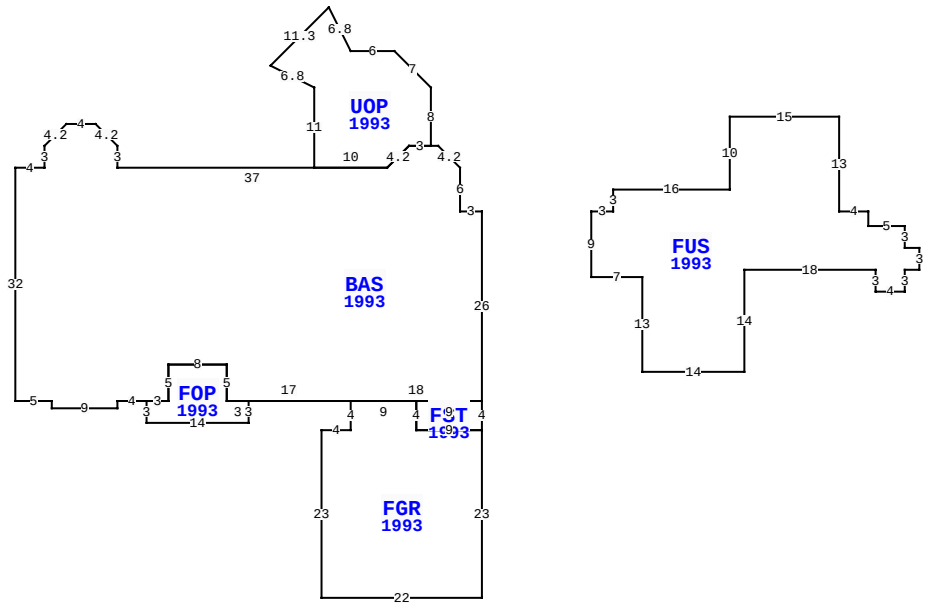
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	283,380
FGR	542	55	298	40,776
FOP	82	30	25	3,421
FST	36	55	20	2,737
FUS	798	100	798	109,192
UOP	276	20	55	7,526
TOTALS	3,805		3,267	447,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,267	109.7376	156.38	510,893	1992	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2021 Heated Area: 2869 HX Base Yr 2021



93 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		447,031
TOTAL MARKET OB/XF VALUE		7,110
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,054,141
SOH/AGL Deduction		372,989
ASSESSED VALUE		681,152
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		631,152
TOTAL JUST VALUE		1,054,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7922	NEW CONSTR	190,000	03/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/1705	4/07/2020	WD	Q	I	02	785,000
GRANTOR: MCGOWAN BOBBY RAY JR						
GRANTEE: YOUNG GLENN A & JAN						
1986/1246	6/17/2015	WD	Q	I	01	706,000
GRANTOR: RINEY MARY A & J DONA						
GRANTEE: MCGOWAN BOBBY RAY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N6 L3 U3 W1 UOP=[YR=1993] N8 L5 U5 W6 U6 L3 D8 L8 D3 R6 S11 E10 U3 R3 E3$ W3 D3 L3 W37 N3 L3 U3 W4 D3 L3 S3 W4 S32 E5 S1 E9 N1 E4 FOP=[YR=1993] S3 E14 N3 W3 N5 W8 S5 W3$ E3 N5 E8S5 E17 FGR=[YR=1993] S4 W4 S23 E22 N23 FST=[YR=1993] N4 W9 S4 E9 $ W9 N4 W9 $ E18 N26 $ PTR= E15 FUS=[YR=1993] E3 N3 E16 N10 E15 S13 E4 S2 E5 S3 E2 S3 W2 S3 W4 N3 W18 S14 W14 N13 W7 N9 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,719.00	SF	4.00	4.00	100	1992	1992	3	66	4,538	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
3	1126	CB/STC 8"	0	100	25	6	150.00	SF	8.00	8.00	100	1992	1992	3	66	792	
4	0825	BRICK	0	100	9	3	27.00	SF	12.50	12.50	100	1992	1992	3	89	300	

LAND DESCRIPTION

TOTAL OB/XF 7,110

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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS