

TRACT 69
IN OR 735 PG 1799
CEDAR POINT

ROWE THOMAS D & SHARON M
85 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	10	ABOVE AVG 10
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		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
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100	2,721	370,540
DCK	314	10	31	4,222
FOP	63	30	19	2,587
PTO	170	5	8	1,090
UGR	680	45	306	41,670

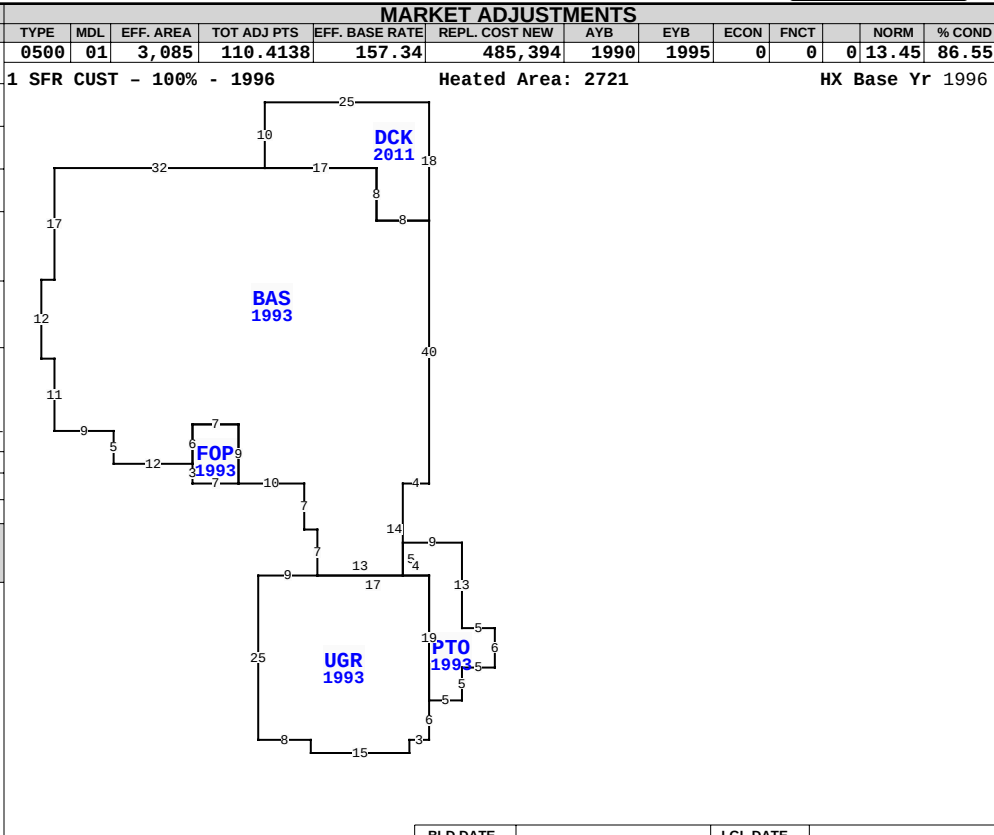
TOTALS	3,948		3,085	420,109
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EXTRA FEATURES

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	1990	1990	3	70	1,400	
2	0855	CONC PAVER	0	100	0	0	1,542.00	SF	7.00	7.00	100	2014	2014	3	95	10,254	
3	0850	PEBBLE WLK	0	100	0	0	94.00	SF	3.50	3.50	100	1990	1990	3	62	204	
4	0446	BOX FNC 6'	0	100	0	0	9.00	LF	20.00	20.00	100	1990	1990	3	20	36	
5	1126	CB/STC 8"	0	100	0	0	272.00	SF	8.00	8.00	100	1990	1990	3	62	1,349	
6	1125	CB/STC 6"	0	100	0	0	102.00	SF	7.35	7.35	100	1990	1990	3	62	465	

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	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							



85 SEA MARSH RD, FERNANDINA BEACH

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

TOTAL OB/XF 13,708

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	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							

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		420,109
TOTAL MARKET OB/XF VALUE		13,708
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,033,817
SOH/AGL Deduction		624,902
ASSESSED VALUE		408,915
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,915
TOTAL JUST VALUE		1,033,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		721,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992106	REPAIR/RRF	3,500	11/01/1999
6089	NEW CONSTR	117,000	11/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1799	8/07/1995	WD	Q	I		345,000
GRANTOR: DAVIDUSKI WALTER & AN						
GRANTEE: ROWE THOMAS & SHARO						
0134/0452	1/01/1972	WD	Q	V		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2011] W25 S10 BAS=[YR=1993] W32 S17 W2 S12 E2 S11
E9 S5 E12 FOP=[YR=1993] S3 E7N9 W7 S6 \$ N6 E7 S9 E10 S7 E2 S7
UGR=[YR=1993] W9 S25 E8 S2 E15 N2E3 N6 PTO=[YR=1993] E5 N5 E5
N6 W5 N13 W9 S5 E4 S19 \$ N19 W17 \$ E13 N14 E4 N40 W8 N8 W17\$
E17 S8 E8 N18\$.