

LOT 70
IN OR 2046/1308
SEA MARSH VLG UNIT 2 PBK 4/16

LALLI ROBERT G & CAROLYN P
83 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0070-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 5																										
Exterior Wall	12	CEDAR 100	0500	01	3,029	117.8520	167.94	508,690	1983	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2017													Heated Area: 2542													HX Base Yr 2017												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	05	DIST 1A 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	2,290	100	2,290	323,050																																					
BAS	252	100	252	35,550																																					
FDG	728	60	437	61,648																																					
FOP	33	30	10	1,410																																					
FOP	134	30	40	5,643																																					
TOTALS			3,437	3,029	427,300																																				
EXTRA FEATURES			83 SEA MARSH RD, 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	1983	1983	3	56	1,120																									
4	1125	CB/STC 6"	0	100	0	0	275.00	SF	7.35	7.35	100	1983	1983	3	44	889																									
5	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1983	1983	3	44	686																									
6	0825	BRICK	0	100	12	3	36.00	SF	12.50	12.50	100	1983	1983	3	80	360																									
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1983	1983	3	21	126																									
8	0825	BRICK	0	100	0	0	119.00	SF	12.50	12.50	100	1983	1983	3	80	1,190																									
9	0850	PEBBLE WLK	0	100	0	0	566.00	SF	3.50	3.50	100	1983	1983	3	44	872																									
10	0810	CONCRETE A	0	100	0	0	1,116.00	SF	6.50	6.50	100	1998	1998	3	77	5,586																									
11	0861	POOL GUNIT	0	100	0	0	398.00	SF	85.00	85.00	100	2017	2017	3	87	29,432																									
12	0911	SCRN RM A	0	100	0	0	1,173.00	SF	17.50	17.50	100	2017	2017	3	82	16,833																									
LAND DESCRIPTION			TOTAL OB/XF													57,094																									
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																								
REVIEW DATE 01/02/2018 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																																									

LALLI ROBERT G & CAROLYN P
83 SEA MARSH RD
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0070-0000

[illegible]