LOT 5
IN OR 2172/334
CEDAR POINT SUB PB 4/103

BERGER KAREN E REVOCABLE TRUST/BERGER KAREN E TRUS
106 SEA MARSH RD
FERNANDINA BEACH, FL 32034

**2023**

**01-6N-29-030A-0005-0000**

## BUILDING CHARACTERISTICS

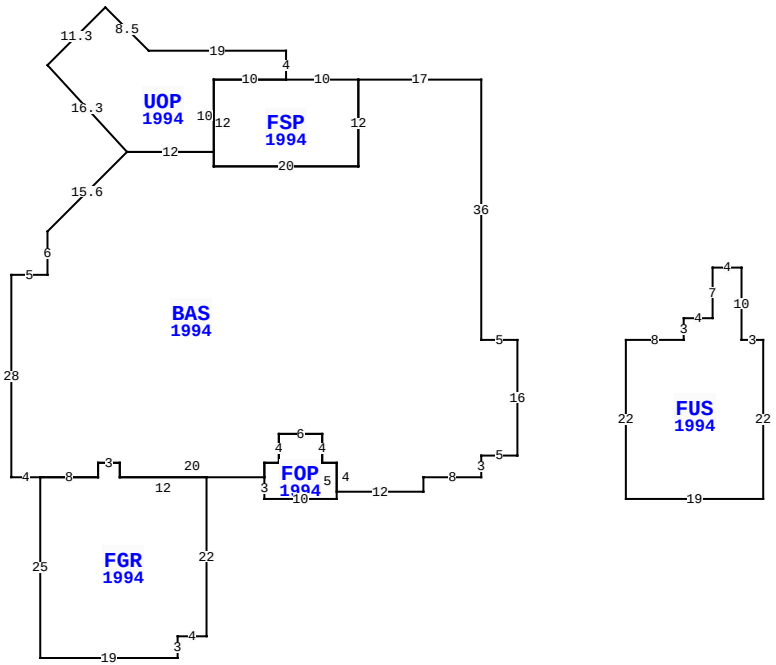
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 08 | DECORATIVE 30 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,964 | 100 | 2,964 | 387,888 |
| FGR | 569 | 55 | 313 | 40,961 |
| FOP | 74 | 30 | 22 | 2,879 |
| FSP | 240 | 40 | 96 | 12,563 |
| FUS | 470 | 100 | 470 | 61,507 |
| UOP | 330 | 20 | 66 | 8,637 |
| TOTALS | 4,647 | | 3,931 | 514,435 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,931 | 106.7850 | 152.17 | 598,180 | 1994 | 1994 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SFR CUST – 100% - 0 Heated Area: 3434 HX Base Yr




106 SEA MARSH RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 514,435 |
| TOTAL MARKET OB/XF VALUE | | 17,098 |
| TOTAL LAND VALUE - MARKET | | 800,000 |
| TOTAL MARKET VALUE | | 1,331,533 |
| SOH/AGL Deduction | | 559,658 |
| ASSESSED VALUE | | 771,875 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 716,875 |
| TOTAL JUST VALUE | | 1,331,533 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,118,025 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B00559 | NEW CONSTR | 188,875 | 10/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2172/0334 | 12/08/2017 | WD | U | I | 11 | 100 |
| GRANTOR: BERGER KAREN E | | | | | | |
| GRANTEE: KAREN E BERGER REVO | | | | | | |
| 2172/0330 | 12/08/2017 | TD | U | I | 11 | 100 |
| GRANTOR: BERGER KAREN E SUCCES | | | | | | |
| GRANTEE: BERGER KAREN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W5 N36 W17 FSP=[YR=1994] W10 UOP=[YR=1994] N4 W19 U6 L6 L8 D8 D12 R11 E12 N10 E10$ W10 S12 E20 N12 $ S12 W20 N2 W12 D11 L11 S6 W5 S28 E4 FGR=[YR=1994] S25 E19 N3 E4 N22 W12 N2 W3 S2W8 $ E8 N2 E3 S2 E20 FOP=[YR=1994] S3 E10 N5 W2 N4 W6 S4 W2 S2 $ N2 E2 N4 E6 S4 E2 S4 E12 N2 E8N3 E5 N16$ PTR= E15 FUS=[YR=1994] E8N3 E4 N7 E4 S10 E3 S22 W19 N22$ W15 $ .

## 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 | 1994 | 1994 | 3 | 77 | 1,540 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 60.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 70 | 273 | |
| 6 | 1126 | CB/STC 8" | 0 | 100 | 17 | 5 | 85.00 | SF | 8.00 | 8.00 | 100 | 1994 | 1994 | 3 | 70 | 476 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,404.00 | SF | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 88 | 14,809 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,098

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000116 | C | SFR MARSH | 100 | | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 800,000.00 | 800,000.00 | 800,000 | | | | | | | |

REVIEW DATE 02/14/2017 BY DJ Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS