LOT 7
IN OR 2131/227
CEDAR POINT SUB 4/103

KOLASA ANTHONY J & PEGGY K
110 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-030A-0007-0000

BUILDING CHARACTERISTICS

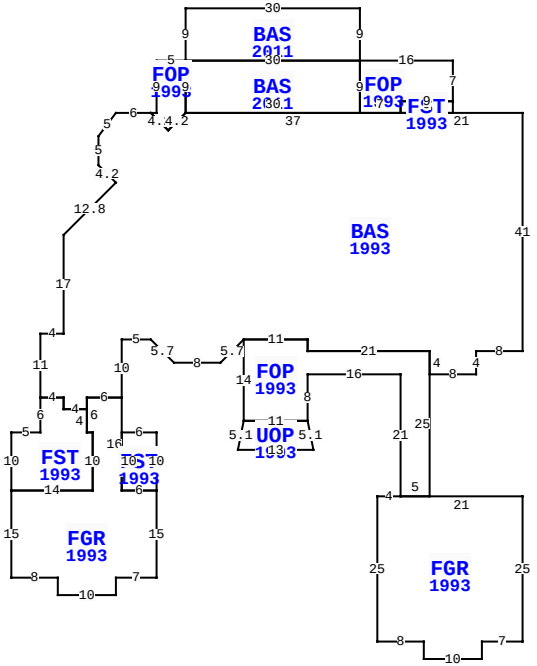
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,255	100	3,255	376,376
BAS	270	100	270	31,220
BAS	270	100	270	31,220
FGR	491	55	270	31,220
FGR	655	55	360	41,627
FOP	54	30	16	1,850
FOP	126	30	38	4,394
FOP	343	30	103	11,910
FST	18	55	10	1,156
FST	60	55	33	3,816
TOTALS	7,260		5,924	684,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,924	94.9050	135.24	801,162	1993	1993	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2018 Heated Area: 4910 HX Base Yr 2018



** This building has 14 Sub-Areas

110 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		684,994
TOTAL MARKET OB/XF VALUE		32,048
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,517,042
SOH/AGL Deduction		387,594
ASSESSED VALUE		1,129,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,079,448
TOTAL JUST VALUE		1,517,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,251,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7955	NEW CONSTR	213,850	03/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0227	6/30/2017	WD	Q	I	01	1,127,142
GRANTOR: BRANCH HARRY E TRUSTE						
GRANTEE: KOLASA ANTHONY J &						
1889/0880	11/06/2013	WD	U	I	30	100
GRANTOR: BRANCH HARRY E						
GRANTEE: BRANCH HARRY E TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W16 BAS=[YR=2011] N9 W30 S9 BAS=[YR=2011] S9 E30 N9 W30 $ E30 $ S9E7FST=[YR=1993] E9N2W9 S2 $ BAS=[YR=1993] W37FOP=[YR=1993] N9 W5 S9 W1 D3 R3 U3 R3 $ D3 L3 L3 U3 W6 D4 L3 S5 D3 R3 D9 L9 S17W4 S11 FST=[YR=1993] S6W5 S10 FGR=[YR=1993] S15 E8 S3 E10N3E7 N15 FST=[YR=1993] N10 W6 S10E6$W6N16W6 S6 E1S10 W14 $E14N10 W1N4W4N2 W4 $ E4S2 E4N2E6 N10 E5 D4 R4 E8 U4 R4 FOP=[YR=1993] S14 UOP=[YR=1993] D5 L1 E13 U5 L1 W11$ E11 N8 E16S21 FGR=[YR=1993] W4 S25 E8 S3E10N3E7 N25W21$E5 N25W21N2 W11$E11 S2 E21S4E8N4E8N41 W21$N2E9N7 $ FUS=[YR=1993] 1115$ UOP=[YR=1993] 363$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	3,040	
2	0858	SCULP CONC	0	100	0	0	2,366.00	SF	13.00	13.00	100	1993	1993	3	90	27,682	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1993	1993	3	68	513	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
5	1242	WD DECK A	0	100	0	0	143.00	SF	10.00	10.00	100	1993	1993	3	20	286	
6	0444	BOX FNC 4'	0	100	0	0	42.00	LF	6.50	6.50	100	1993	1993	3	20	55	
7	0445	BOX FNC 5'	0	100	0	0	20.00	LF	8.10	8.10	100	1993	1993	3	20	32	
8	1242	WD DECK A	0	100	12	9	108.00	SF	10.00	10.00	100	1993	1993	3	20	216	
9	1242	WD DECK A	0	100	6	2	12.00	SF	10.00	10.00	100	1993	1993	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 32,048

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	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 DJX Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS