LOT 3
IN OR 2054/1469
LAKEHOUSES PB 5/50 & 51

LANE GREGORY R
6 SEA MARSH COVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1200-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

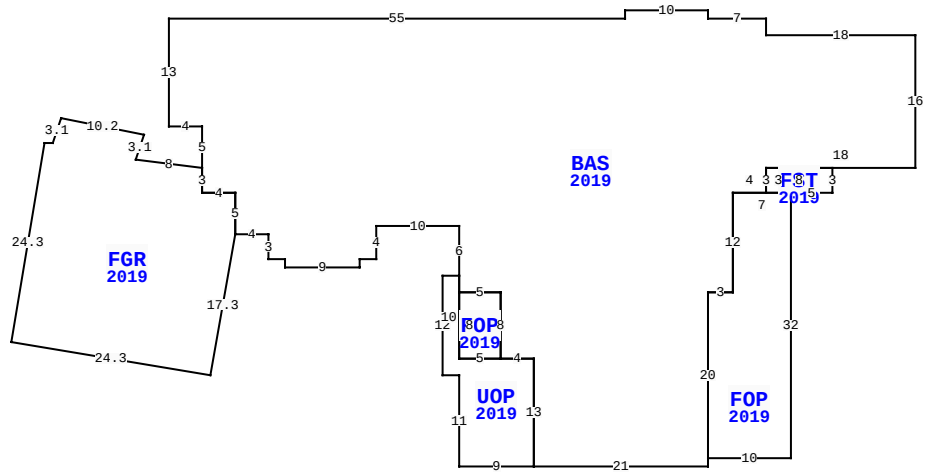
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,820	100	2,820	533,204
FGR	613	55	337	63,720
FOP	40	30	12	2,269
FOP	284	30	85	16,071
FST	24	55	13	2,458
UOP	141	20	28	5,294
TOTALS	3,922		3,295	623,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,295	134.4341	191.57	631,223	2019	2019	0	0	0	1.30	98.70

1 SFR CUST – 100% - 2020 Heated Area: 2820 HX Base Yr 2020



6 SEA MARSH CV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		623,017
TOTAL MARKET OB/XF VALUE		26,573
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,249,590
SOH/AGL Deduction		516,749
ASSESSED VALUE		732,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		682,841
TOTAL JUST VALUE		1,249,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		928,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801164	NEW CONSTR	372,307	02/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/1469	6/23/2016	WD	Q	V	01	310,000
GRANTOR: SIMMONS LOU J						
GRANTEE: LANE GREGORY R						
1038/0374	2/19/2002	WD	Q	V		270,000
GRANTOR: DAHL CURTIS S						
GRANTEE: SIMMONS LOU J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 N2 W7 N1 W10 S1 W55 S13 E4 S5 FGR=[YR=2019] U1 L8 U3 R1 U2 L10 D3 L1 W1 D24 L4 D4 R24 U17 R3 N5W4N3$ S3 E4 S5 E4 S3 E2 S1 E9 N1 E2 N4 E10 S6 UOP=[YR=2019] W2 S12 E2 S11 E9 N13 W4 FOP=[YR=2019] N8 W5 S8 E5$ W5 N10 $ S2 E5 S8 E4 S13 E21 N1 FOP=[YR=2019] E10 N32 FST=[YR=2019] E5 N3 W8 S3 E3$ W7 S12 W3 S20$ N20 E3 N12 E4 N3 E18 N16$.

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	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,110.00	SF	10.00	10.00	100	2019	2019	3	99	10,989	
3	0857	SANDSTONE	0	100	0	0	830.00	SF	16.00	16.00	100	2019	2019	3	100	13,280	
4	1134	LANDSCP BL	0	100	0	0	108.00	SF	3.00	3.00	100	2019	2019	3	100	324	

LAND DESCRIPTION

TOTAL OB/XF 26,573

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	000100	C	SFR	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 03/03/2020 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS