



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 1 5																	
Exterior Wall	11	BD/BTN AVG 100	0500	01	4,365	95.0400	135.43	591,152	1989	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 3620										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100											Tax Group: 5										Tax Dist:									
Interior Wall	05	DRYWALL 80											BUILDING MARKET VALUE										523,170									
Interior Wall	08	DECORATIVE 20											TOTAL MARKET OB/XF VALUE										10,065									
Interior Floo	14	CARPET 60											TOTAL LAND VALUE - MARKET										600,000									
Interior Floo	12	HARDWOOD 40											TOTAL MARKET VALUE										1,133,235									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										380,016									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										753,219									
Bedrooms	04	3 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	04	3.5 100											BASE TAXABLE VALUE										703,219									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										1,133,235									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										929,024																			
Quality			03	Quality Level 03																												
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	3,620	100	3,620	433,877																												
FGR	960	55	528	63,284																												
FOP	196	30	59	7,071																												
FOP	256	30	77	9,229																												
UOP	405	20	81	9,708																												
TOTALS			5,437	4,365	523,170																											
EXTRA FEATURES			12 SEA MARSH CV, 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	0812	CONCRETE C	0	100	0	0	1,992.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,741																
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360																
3	1124	CB/STC 4"	0	100	0	0	543.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,100																
4	0803	ASPHALT C	0	100	118	14	1,652.00	SF	2.00	2.00	100	1989	1989	3	50	1,652																
5	0820	WOOD WALK	0	100	15	3	45.00	SF	11.75	11.75	100	1989	1989	3	40	212																
TOTAL OB/XF 10,065																																
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	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 07/26/2022 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																																

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2411/0522	11/17/2020	WD	Q	I	01	969,000			

GRANTOR: SMITH MARIE C
 GRANTEE: WASDIN HOWARD E & D
 0780/1603 12/30/1996 WD U I 01 100
 GRANTOR: ASBURY LLOYD T TRUSTE
 GRANTEE: SMITH LLOYD III & M

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=1993] W32 N15 W5 N2 W9 S2 W26 N2 W9 S2 W5
 FOP=[YR=1993] W14 UOP=[YR=1993] N5 W10 S38 E5 S5 E5 N38 \$ S14
 E14 N14 \$ S14 W14 S24 W6 S11 E7 S4 E17 S2 E15 N2 E3 N22
 FOP=[YR=1993] E32 N8 W32 S8 \$ N8 E32 S23 E10 S2 E12 N2 E10 N6
 E2 N7 W2 N5 E2 N7 W2 N6 \$ PTR= E15 FGR=[YR=1993] E32 S30 W32
 N30 \$ W15 \$.