LOT 9
IN OR 1684/173
LAKEHOUSES PB 5/50 & 51

HOLLAND THARIN E & MAYALENE K
18 SEA MARSH COVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1200-0009-0000

BUILDING CHARACTERISTICS

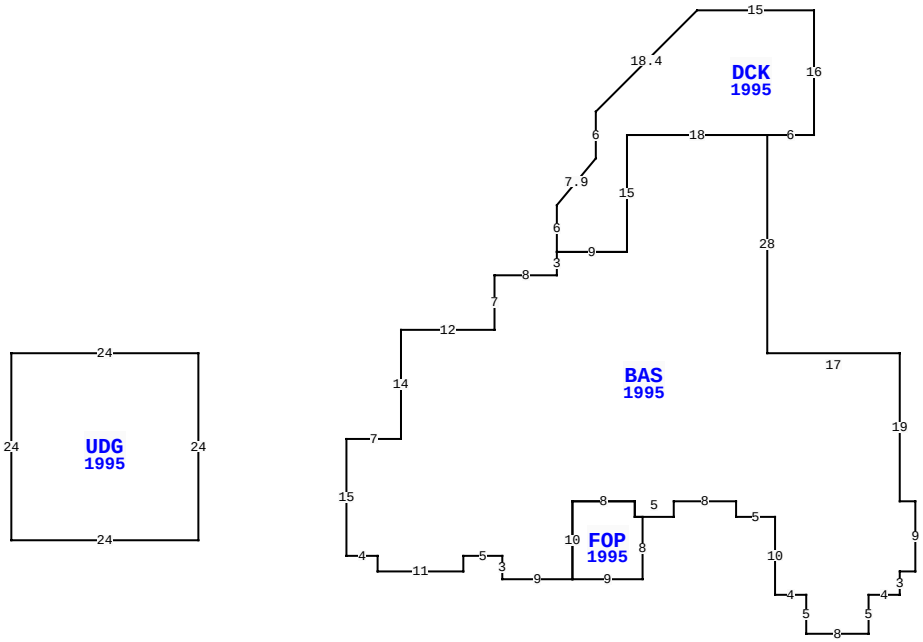
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,531	100	2,531	357,710
DCK	469	10	47	6,642
FOP	88	30	26	3,675
UDG	576	55	317	44,802
TOTALS	3,664		2,921	412,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,921	113.9985	162.45	474,516	1995	1995	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2011 Heated Area: 2531 HX Base Yr 2011



18 SEA MARSH CV, 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		412,829
TOTAL MARKET OB/XF VALUE		12,714
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,025,543
SOH/AGL Deduction		453,402
ASSESSED VALUE		572,141
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		522,141
TOTAL JUST VALUE		1,025,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17789	H/AC	0	12/01/2012
B24157	REMODEL	20,500	11/01/2010
B9401159	NEW CONSTR	259,500	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1684/0173	6/11/2010	WD	Q	I	01	744,000
GRANTOR: BOLTON ROBERT H & DOR						
GRANTEE: HOLLAND THARIN E &						
1247/1893	7/23/2004	WD	U	I	01	100
GRANTOR: BOLTON ROBERT H & DOR						
GRANTEE: BOLTON DOROTHY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 N28 DCK=[YR=1995] E6 N16 W15 D13 L13 S6 L5 D6 S6 E9 N15 E18 $ W18 S15 W9 S3 W8 S7 W12 S14 W7 S15 E4 S2 E11 N2 E5 S3 E9 FOP=[YR=1995] E9 N8 W1 N2 W8 S10 $ N10 E8 S2 E5N2 E8 S2 E5 S10 E4 S5 E8 N5 E4 N3 E2 N9 W2 N19$ PTR= W90 UDG=[YR=1995] W24 S24 E24N24 $ E90 $.

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	0812	CONCRETE C	0	100	0	0	2,898.00	SF	4.00	4.00	100	1995	1995	3	72	8,346	
2	0445	BOX FNC 5'	0	100	0	0	31.00	LF	8.10	8.10	100	1995	1995	3	20	50	
3	0810	CONCRETE A	0	100	0	0	405.00	SF	6.50	6.50	100	1995	1995	3	72	1,895	
4	0446	BOX FNC 6'	0	100	0	0	23.00	LF	20.00	20.00	100	1995	1995	3	20	92	
5	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1995	1995	3	72	351	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
7	0876	SAUNA BATH	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 12,714

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	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 02/24/2016 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS