



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,125	100	3,125	641,188
FOP	64	30	19	3,898
FOP	527	30	158	32,418
FST	39	55	21	4,309
FST	84	55	46	9,438

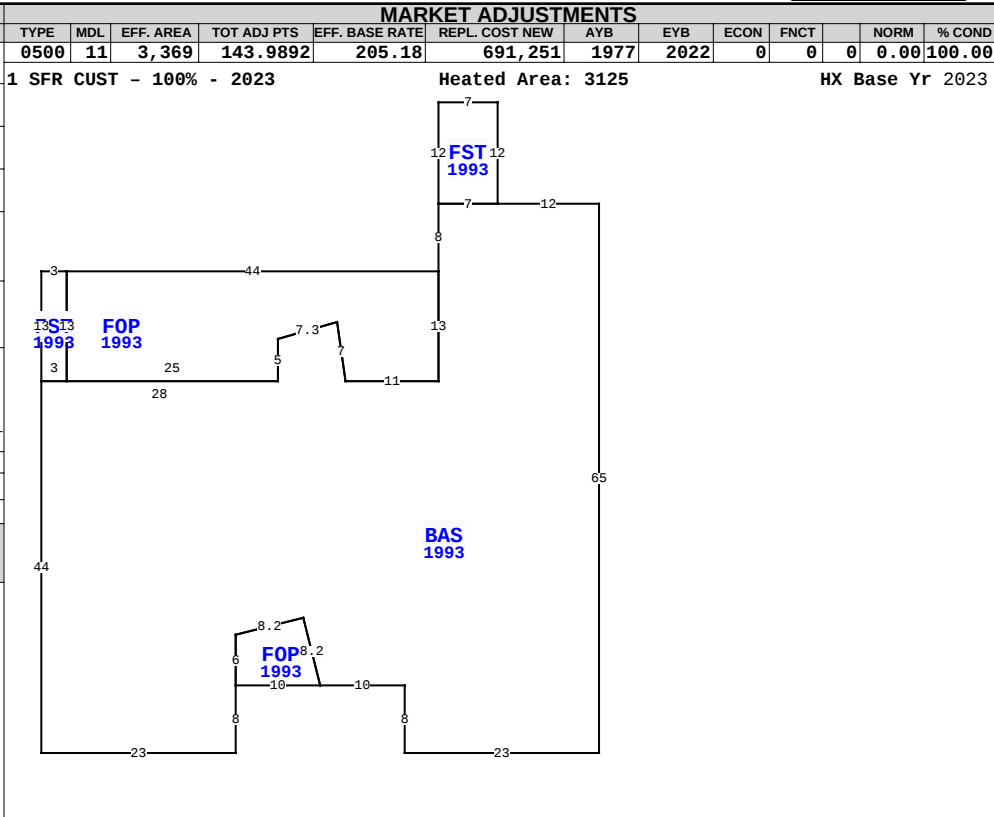
TOTALS	3,839		3,369	691,251
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EXTRA FEATURES

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0850	PEBBLE WLK	0	100	0	0	
3	0850	PEBBLE WLK	0	100	0	0	
4	0812	CONCRETE C	0	100	0	0	
5	0504	FP-ELECTRI	0	100	0	0	
6	0866	POOL FIBER	0	100	0	0	
7	0858	SCULP CONC	0	100	0	0	
8	1125	CB/STC 6"	0	100	0	0	
9	0446	BOX FNC 6'	0	100	0	0	
10	0463	FENCE GATE	0	100	0	0	
11	0463	FENCE GATE	0	100	0	0	

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	450,000.00	450,000.00	450,000							



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

157 SEA MARSH RD, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
247.00	SF	3.50	3.50	100	1977	1977	3	29	251	
120.00	SF	3.50	3.50	100	1977	1977	3	29	122	
1,195.00	SF	4.00	4.00	100	1992	1992	3	66	3,155	
1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
680.00	SF	72.00	72.00	100	1977	1977	3	93	45,533	
1,397.00	SF	13.00	13.00	100	1977	1977	3	70.5	12,804	
366.00	SF	7.35	7.35	100	1977	1977	3	29	780	
38.00	LF	20.00	20.00	100	1977	1977	3	20	152	
1.00	UT	150.00	150.00	100	1977	1977	3	20	30	
1.00	UT	525.00	525.00	100	1977	1977	3	20	105	

TOTAL OB/XF

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	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	5
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	704,779		
TOTAL MARKET OB/XF VALUE	80,332		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	1,235,111		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,235,111		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	1,185,111		
TOTAL JUST VALUE	1,235,111		
NCON VALUE	13,816		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	778,093		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016033	ADDITION	28,562	11/17/2021
20003143	REMODEL	160,000	06/01/2020
8218	GARAGE	12,000	07/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/1167	4/27/2022	WD	Q	I	01	1,625,000
GRANTOR: CHASE DAVID E & EMMA						
GRANTEE: LANCOT MARK T & LI						
2312/1897	10/16/2019	WD	Q	I	01	470,000
GRANTOR: FOSTER MARY L REV TRU						
GRANTEE: CHASE DAVID E & EMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1993] N12 W7 S12 E7\$ W7 S8
FOP=[YR=1993] W44 FST=[YR=1993] W3 S13 E3 N13\$ S13 E25 N5
U2 R7 D7 R1 E11 N13\$ S13 W11 U7 L1 D2 L7 S5 W28 S44 E23
N8 FOP=[YR=1993] E10 U8 L2 L8 D2 S6\$ N6 U2 R8 D8 R2 E10
S8 E23 N65 \$.

LANCTOT MARK T & LINDA M
157 SEA MARSH RD
FERNANDINA BEACH, FL 32034

01-6N-29-1900-0003-0000

[illegible]