LOT 33
SEA MARSH VILLAGE 1 PB 4/11

WELDON NORMAN R & CAROL J
75 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04

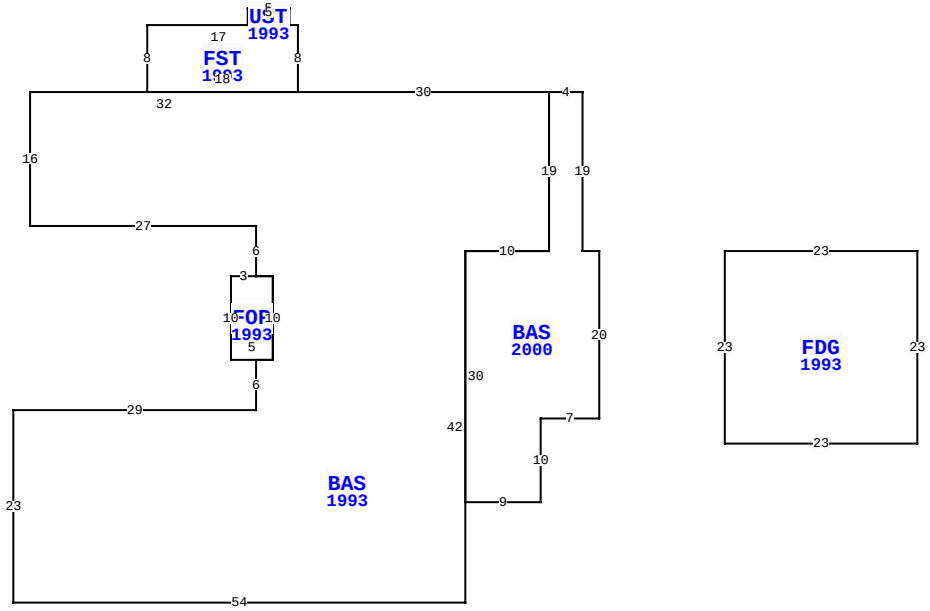
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100	2,794	554,258
BAS	486	100	486	96,410
FDG	529	60	317	62,885
FOP	50	30	15	2,976
FST	144	55	79	15,672
UST	10	45	4	794
TOTALS	4,013		3,695	732,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,695	147.3120	209.92	775,654	1974	2010	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2023 Heated Area: 3280 HX Base Yr 2023



75 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		732,993
TOTAL MARKET OB/XF VALUE		27,664
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,360,657
SOH/AGL Deduction		500,000
ASSESSED VALUE		860,657
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		810,657
TOTAL JUST VALUE		1,360,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807987	REMODEL	90,000	08/06/2018
B1806241	DEMOLITION	0	06/18/2018
G1201714	UG PIPE	1,695	03/01/2012
P1215814	WTR HTR	0	03/01/2012
B006835	ADDITION	90,000	02/01/2000
BP4203	N/A	7,728	06/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1846	9/30/2022	WD	Q	I	01	1,775,000
GRANTOR: THIAVILLE CHARLES & C						
GRANTEE: WELDON NORMAN R & C						
2340/0331	2/12/2020	WD	Q	I	01	1,000,000
GRANTOR: WAXHAW CAPITAL INVEST						
GRANTEE: THIAVILLE CHARLES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 N19 W4 BAS=[YR=1993] W30 FST=[YR=1993] N8 W1 UST=[YR=1993] N2 W5 S2 E5 $ W17 S8 E18 $ W32 S16 E27 S6 FOP=[YR=1993] W3 S10 E5 N10 W2 $ E2 S10 W2 S6 W29 S23 E54 N42 E10 N19 $ S19 W10 S30 E9 N10 E7 N20 $ PTR= E15 FDG=[YR=1993] E23 S23 W23 N23 $ W15 $.

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	1974	1974	3	36	720	
2	0855	CONC PAVER	0	100	0	0	1,976.00	SF	7.00	7.00	100	2015	2015	3	96	13,279	
3	0855	CONC PAVER	0	100	0	0	406.00	SF	7.00	7.00	100	2015	2015	3	96	2,728	
4	0858	SCULP CONC	0	100	0	0	895.00	SF	13.00	13.00	100	2000	2000	3	94	10,937	

LAND DESCRIPTION

TOTAL OB/XF 27,664

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	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 04/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS