

LOT 43
IN OR 2012/1451
SEA MARSH VILLAGE 1 PB 4/11

COOK DANIEL G & HEIDI M
31 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0043-0000



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	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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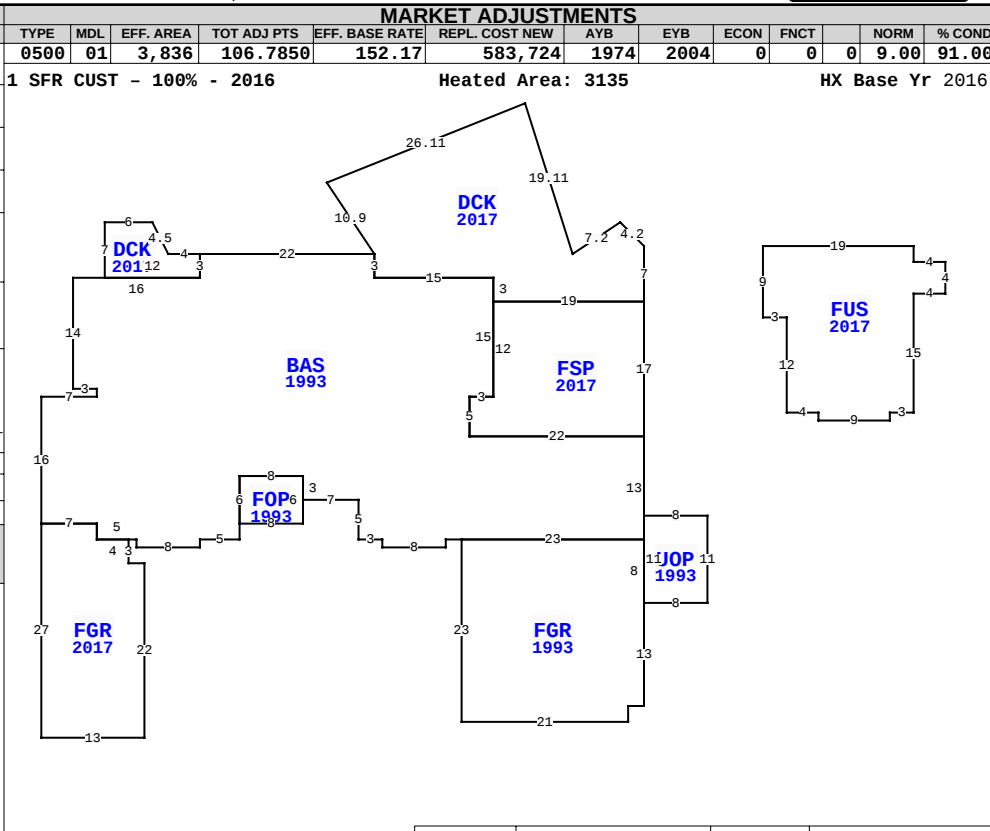
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	2,019	279,580
DCK	64	10	6	831
DCK	559	10	56	7,755
FGR	525	55	289	40,019
FGR	333	55	183	25,341
FOP	48	30	14	1,938
FSP	338	40	135	18,694
FUS	728	100	728	100,810
FUS	388	100	388	53,728
UOP	88	20	18	2,492
TOTALS	5,090		3,836	531,189

EXTRA FEATURES	31 SEA MARSH RD, FERNANDINA BEACH
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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	0810	CONCRETE A	0 100	0	0	130.00	SF	6.50	6.50	100	1980	1980	3	35	296	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
4	0803	ASPHALT C	0 100	0	0	2,041.00	SF	2.00	2.00	100	1980	1980	3	50	2,041	
5	0855	CONC PAVER	0 100	0	0	120.00	SF	7.00	7.00	100	2013	2013	3	95	798	

LAND DESCRIPTION			TOTAL OB/XF 4,115													
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
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

REVIEW DATE	05/12/2017	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF 4,115																
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
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

Total Acres: 0.00	Total Land Value: 600,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		5
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				531,189			
TOTAL MARKET OB/XF VALUE				4,115			
TOTAL LAND VALUE - MARKET				600,000			
TOTAL MARKET VALUE				1,135,304			
SOH/AGL Deduction				490,458			
ASSESSED VALUE				644,846			
TOTAL EXEMPTION VALUE				HX HB VX 55,000			
BASE TAXABLE VALUE				589,846			
TOTAL JUST VALUE				1,135,304			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				796,995			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632613	ADDITION	0	07/06/2016
R1213073	ROOF	17,000	08/01/2012
8657	ADDITION	42,400	02/02/1993

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2012/1451	10/29/2015	WD Q I 02	575,000

GRANTOR: GUSHUE CATHERINE FLEM
GRANTEE: COOK DANIEL G & HEI
1947/1737 11/13/2014 QC U I 11 100
GRANTOR: GUSHUE CATHERINE F
GRANTEE: GUSHUE CATHERINE FL

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2017] U3 L3 D4 L6 U19 L6 L25 D10 D9 R6 BAS=[YR=1993] W22 DCK=[YR=2017] W4 U4 L2 W6 S7 E12 N3 \$ S3 W16 S14 E3 S1 W7 S16 FGR=[YR=2017] S27 E13 N22 W2 N3 W4 N2 W7\$ E7 S2 E5 S1 E8 N1 E5 N2 FOP=[YR=1993] E8 N6 W8 S6\$ N6 E8 S3 E7 S5 E3 S1 E8 N1 E2 FGR=[YR=1993] S23 E21 N2 E2 N13 UOP=[YR=1993] E8 N11 W8 S11\$ N8 W23\$ E23 N13 FSP=[YR=2017] N17 W19 S12 W3 S5 E22\$ W22 N5 E3 N15 W15 N3\$ S3 E15 S3 E19 N7\$ PTR=E15 FUS=[YR=2017] E19 S2 E4 S4 W4 S15 W3 S1 W9 N1 W4 N12 W3 N9\$ W15\$ FUS=[YR=1993] 728\$.									