

LOT 45
SEA MARSH VILLAGE UNIT 1
PB 4 PG 11

LATSON LARRY A & DEBORAH L
27 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC	10001.00
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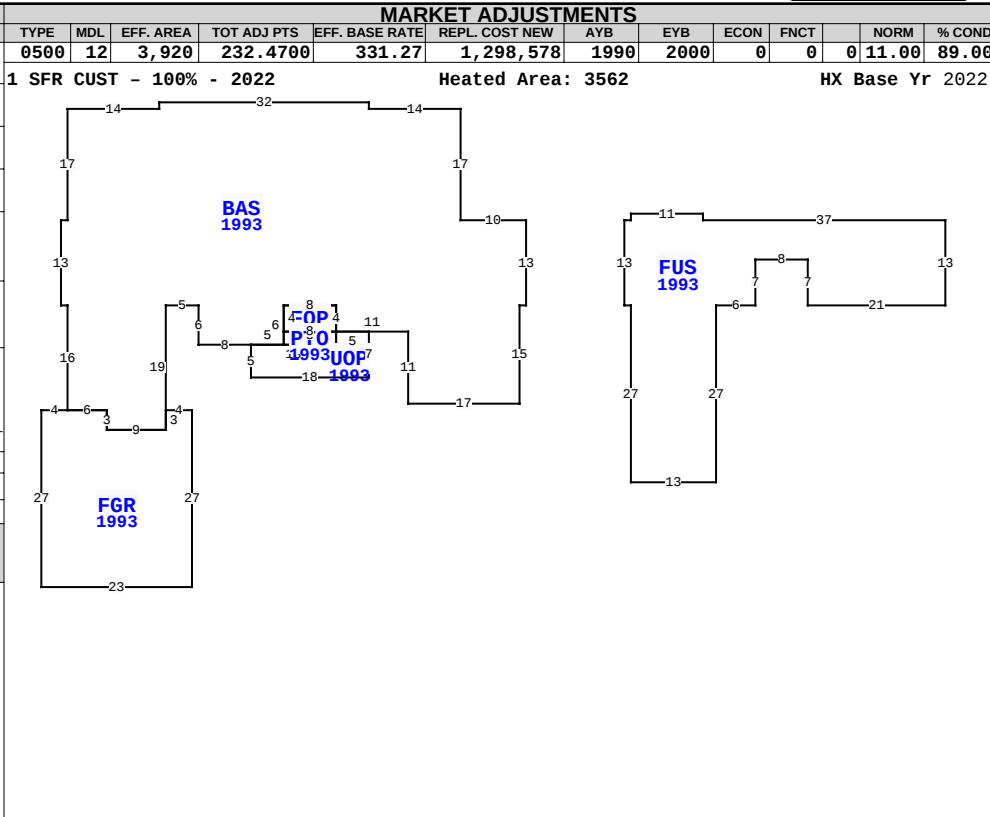
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100	2,619	772,160
FGR	594	55	327	96,409
FOP	32	30	10	2,949
FUS	943	100	943	278,025
PTO	16	5	1	295
UOP	100	20	20	5,896

TOTALS	4,304		3,920	1,155,734
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
3	0825	BRICK	0	100	0	0		531.00	SF 12.50
4	1124	CB/STC 4"	0	100	26	5		130.00	SF 6.50
5	0855	CONC PAVER	0	100	42	5		210.00	SF 7.00
6	0855	CONC PAVER	0	100	0	0		2,463.00	SF 7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00

REVIEW DATE	02/14/2017	BY	DJ
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27 SEA MARSH RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
23,790									

Total Acres: 0.00	Total Land Value: 600,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					1,155,734				
TOTAL MARKET OB/XF VALUE					23,790				
TOTAL LAND VALUE - MARKET					600,000				
TOTAL MARKET VALUE					1,779,524				
SOH/AGL Deduction					470,420				
ASSESSED VALUE					1,309,104				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,259,104				
TOTAL JUST VALUE					1,779,524				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,272,655				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428831	REPAIR/RRF	40,000	05/01/2014
6174	NEW CONSTR	334,150	12/19/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/0624	7/09/2021	WD	Q	I	02	1,900,000	
GRANTOR: OTTENRITTER ROBERT E							
GRANTEE: LATSON LARRY A & DE							
1010/1549	10/03/2001	WD	Q	I		805,000	
GRANTOR: ERICKSON RICHARD D JR							
GRANTEE: OTTENRITTER ROBERT							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N17 W14 N1 W32 S1 W14 S17 W1 S13 E1 S16									
FGR=[YR=1993] W4 S27 E23 N27 W4 S3 W9 N3 W6 \$ E6 S3 E9 N19									
E5 S6 E8 UOP=[YR=1993] S5 E18 N7 W5 FOP=[YR=1993] N4 W8									
S4PT0=[YR=1993] S2 E8 N2 W8\$ E8\$ S2 W13\$ E5 N6 E8 S4 E11 S11									
E17 N15 E1 N13 \$PTR= E15 FUS=[YR=1993] E1 N1 E11 S1 E37 S13									
W21 N7 W8 S7 W6 S27 W13 N27 W1 N13 \$ W15 \$.									

Common: 600,000	PRINTED 08/02/2023 BY SYS
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