

LOT 51
IN OR 764 PG 620
SEA MARSH VILLAGE 1 PB 4/11

OSBON MARILYN
32 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0051-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
CONSTRUCTION					VALUATION SUMMARY												PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	12	CEDAR 90	0500	01	4,366	112.1736	159.85	697,905	1979	1979	0	0	0	21.50	78.50	VALUATION BY													
Exterior Wall	17	CB STUCCO 10	1 SFR CUST - 100% - 2001													Heated Area: 3763													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2001													
Roof Cover	03	COMP SHNGL 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		4.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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													
NEIGHBORHOOD/LOC	10001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	151	100	151	18,948																									
BAS	3,016	100	3,016	378,455																									
BAS	16	100	16	2,008																									
FGR	539	55	296	37,143																									
FOP	63	30	19	2,384																									
FOP	230	30	69	8,659																									
FUS	580	100	580	72,780																									
UOP	126	20	25	3,137																									
UOP	421	20	84	10,540																									
UOP	551	20	110	13,803																									
TOTALS	5,693		4,366	547,855																									
EXTRA FEATURES					32 SEA MARSH RD, FERNANDINA BEACH																								
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660													
2	0858	SCULP CONC	0	100	0	0	1,617.00	SF	13.00	13.00	100	1998	1998	3	93	19,550													
3	1242	WD DECK A	0	100	0	0	796.00	SF	10.00	10.00	100	1998	1998	3	20	1,592													
4	0300	BOAT DCK W	0	100	0	0	414.00	SF	40.00	40.00	100	1998	1998	3	27	4,471													
5	0861	POOL GUNIT	0	100	0	0	182.00	SF	85.00	85.00	100	1998	1998	3	23	3,558													
6	0446	BOX FNC 6'	0	100	0	0	64.00	LF	20.00	20.00	100	1998	1998	3	20	256													
7	1126	CB/STC 8"	0	100	0	0	357.00	SF	8.00	8.00	100	1998	1998	3	77	2,199													
8	0462	ST/AL FNC	0	100	0	0	1,045.00	SF	10.00	10.00	100	1998	1998	3	27	2,822													
9	0857	SANDSTONE	0	100	0	0	477.00	SF	16.00	16.00	100	1998	1998	3	93	7,098													
TOTAL OB/XF 43,206																													
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												
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000												
REVIEW DATE 02/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS																													