

LOT 54
IN OR 1791/1575
SEA MARSH VILLAGE 1 PB 4/11

HOWELL PETER C MCC & LESLIE M
26 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

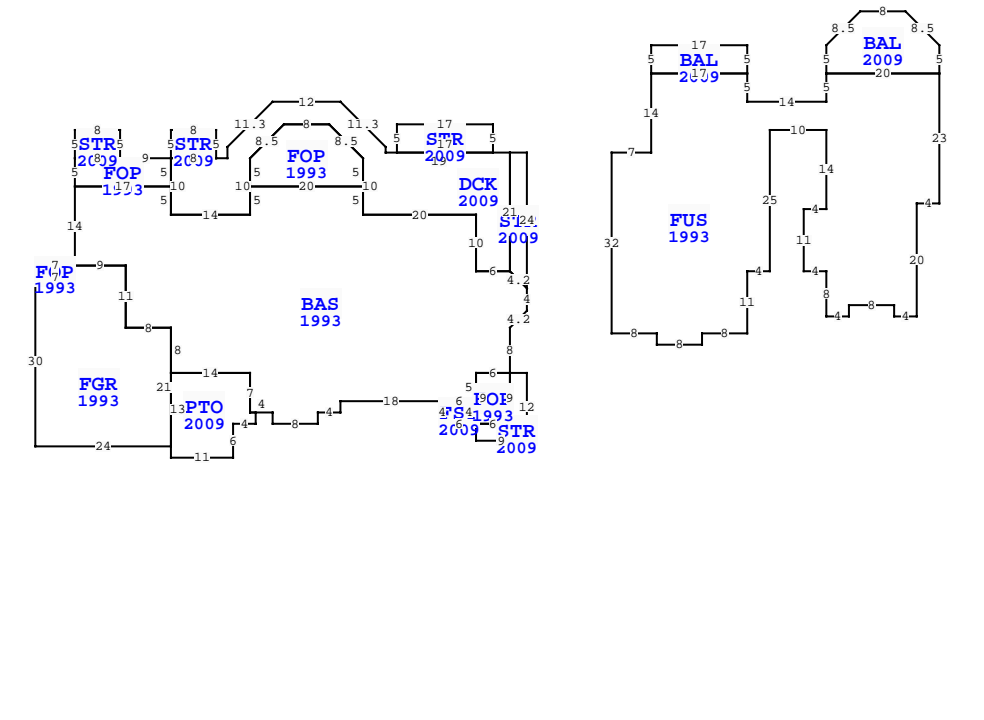
01-6N-29-1900-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,935	134.4077	191.53	945,201	1987	1995	0	0	13.50	86.50	

NASSAU COUNTY PROPERTY				VALUATION SUMMARY
Tax Group: 5			Tax Dist:	STANDARD
BUILDING MARKET VALUE				817,599
TOTAL MARKET OB/XF VALUE				34,120
TOTAL LAND VALUE - MARKET				750,000
TOTAL MARKET VALUE				1,601,719
SOH/AGL Deduction				474,493
ASSESSED VALUE				1,127,226
TOTAL EXEMPTION VALUE				50,000
BASE TAXABLE VALUE				1,077,226
TOTAL JUST VALUE				1,601,719
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				1,309,224



NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	85	15	13	2,154
BAL	184	15	28	4,639
BAS	2,315	100	2,315	383,534
DCK	614	10	61	10,106
FGR	666	55	366	60,637
FOP	14	30	4	663
FOP	54	30	16	2,650
FOP	85	30	26	4,308
FOP	184	30	55	9,112
FST	24	55	13	2,154
TOTALS	6,706		4,935	817,599

** This building has 17 Sub-Areas
26 SEA MARSH RD, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704328	WINDOWS	17,280	07/14/2017
B1326792	KITCREM	22,500	01/01/2013
BP34442	N/A	9,500	06/27/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1575	4/30/2012	WD	Q	I	02	1,275,000

GRANTOR: GALE PAUL & MICHELE P
GRANTEE: HOWELL PETER C MCC
1236/1950 6/10/2004 WD Q I 1,883,400
GRANTOR: TODD WILLIAM M & LYNN
GRANTEE: GALE PAUL & MICHELE

EXTRA FEATURES																
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	0825	BRICK	0	100	0	0			1,033.00	SF	12.50		3	84	10,847	
2	0812	CONCRETE C	0	100	0	0			3,502.00	SF	3.20		3	54.5	6,107	
3	0861	POOL GUNIT	0	100	0	0			470.00	SF	85.00		3	20	7,990	
4	0504	FP-ELECTRI	0	100	0	0			2.00	UT	2,000.00		3	64	2,560	
6	1075	TRELLIS G	0	100	0	0			274.00	SF	35.00		3	20	1,918	
7	1242	WD DECK A	0	100	0	0			167.00	SF	10.00		3	20	334	
8	1127	BRICK 8"	0	100	0	0			179.00	SF	11.00		3	84	1,654	
9	0462	ST/AL FNC	0	100	121	0			484.00	SF	10.00		3	56	2,710	

TOTAL OB/XF													34,120										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

BUILDING NOTES

BUILDING DIMENSIONS
STR=[YR=2009] W3 DCK=[YR=2009] W3 STR=[YR=2009] N5W17S5E17S W19N1 U8 L8 W12 D8 L8 S2W2 STR=[YR=2009] N5W8S5E8S W8 FOP=[YR=1993] W9 STR=[YR=2009] N5W8S5E8S W8S5 BAS=[YR=1993] S14 FOP=[YR=1993] W7S2 FGR=[YR=1993] S30E24 PTO=[YR=2009] S2E11N6 E4N2W1N7W14S13S N21W8N11W9S2W7 \$ E7N2S9S11E8S8E14S7E4S2E8N2 E4N2E18 FST=[YR=2009] S4E6 STR=[YR=2009] S3E9N12W3 FOP=[YR=1993] W6S9E6N9S S9 W6S N4W6S E6N5E6N8 U3 R3 N4 U3 L3 W6N10W20N5 FOP=[YR=1993] N5 U6 L6 W8 D6 L6 S5E20S W20S5W14N5W17S E17N5S S10E14N10 U6 R6 E8 D6 R6 S10E20S10E6N21S S21 D3 R3 N24S PTR=E15 FUS=[YR=1993] E7N14 BAL=[YR=2009] N5E17S5W17S E17S5E14N5 BAL=[YR=2009] N5 U6 R6 E8 D6 R6 S5W20 \$ E20 S23W4S20W4N2W8S2W4N8W4