

LOT 55
IN OR 152 PG 660
SEA MARSH VILLAGE #1 PB 4/11

SIMMONS RALPH E EST
C/O LOU J SIMMONS, 24 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0055-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 5																												
Exterior Wall	12	CEDAR 100	0500	01	3,141	111.2832	158.58	498,100	1975	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD																											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1977													Heated Area: 3111													HX Base Yr 1977														
Roof Cover	06	ASB SHINGL 100																VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100																Tax Group: 5													Tax Dist:												
Interior Floo	14	CARPET 60																BUILDING MARKET VALUE													418,030												
Interior Floo	11	CLAY TILE 40																TOTAL MARKET OB/XF VALUE													28,730												
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET													750,000												
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE													1,196,760												
Bedrooms	3	100																SOH/AGL Deduction													623,951												
Bathrooms	2	100																ASSESSED VALUE													572,809												
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	2.	100																BASE TAXABLE VALUE													522,809												
Units	0	100	TOTAL JUST VALUE													1,196,760																											
BUD8 Adjustme	05	DIST 1A 100	NCON VALUE													0																											
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 1,010,955																											
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																																							
BAL	66	15	10	1,293																																							
BAS	2,796	100	2,796	361,363																																							
BAS	105	100	105	13,571																																							
FOP	33	30	10	1,293																																							
FOP	33	30	10	1,293																																							
FUS	210	100	210	27,141																																							
TOTALS 3,243 3,141 405,952																																											
EXTRA FEATURES															24 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	1975	1975	3	38	760																											
8	0940	SHEDS/PORT	0	100	0	0	54.00	SF	30.00	30.00	100	1975	1975	3	20	324																											
9	0300	BOAT DCK W	0	100	113	4	452.00	SF	40.00	40.00	100	1975	1975	3	20	3,616																											
10	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	1975	1975	3	27	109																											
11	0446	BOX FNC 6'	0	100	0	0	30.00	LF	20.00	20.00	100	1975	1975	3	20	120																											
12	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1975	1975	3	20	832																											
13	0311	WD GANG WY	0	100	16	3	16.00	SF	45.00	45.00	100	1975	1975	3	20	144																											
14	0825	BRICK	0	100	47	4	188.00	SF	12.50	12.50	100	1995	1995	3	91	2,139																											
15	0825	BRICK	0	100	17	4	68.00	SF	12.50	12.50	100	1995	1995	3	91	774																											
16	1242	WD DECK A	0	100	0	0	972.00	SF	10.00	10.00	100	2004	2004	3	24	2,333																											
LAND DESCRIPTION															TOTAL OB/XF 11,151																												
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	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																										
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																																											

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