

LOT 60
SEA MARSH VILLAGE UNIT 1
PB 4 PG 11

BOSLAND PAUL C REVOCABLE TRUST/BOSLAND PAUL C TRUS
14 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

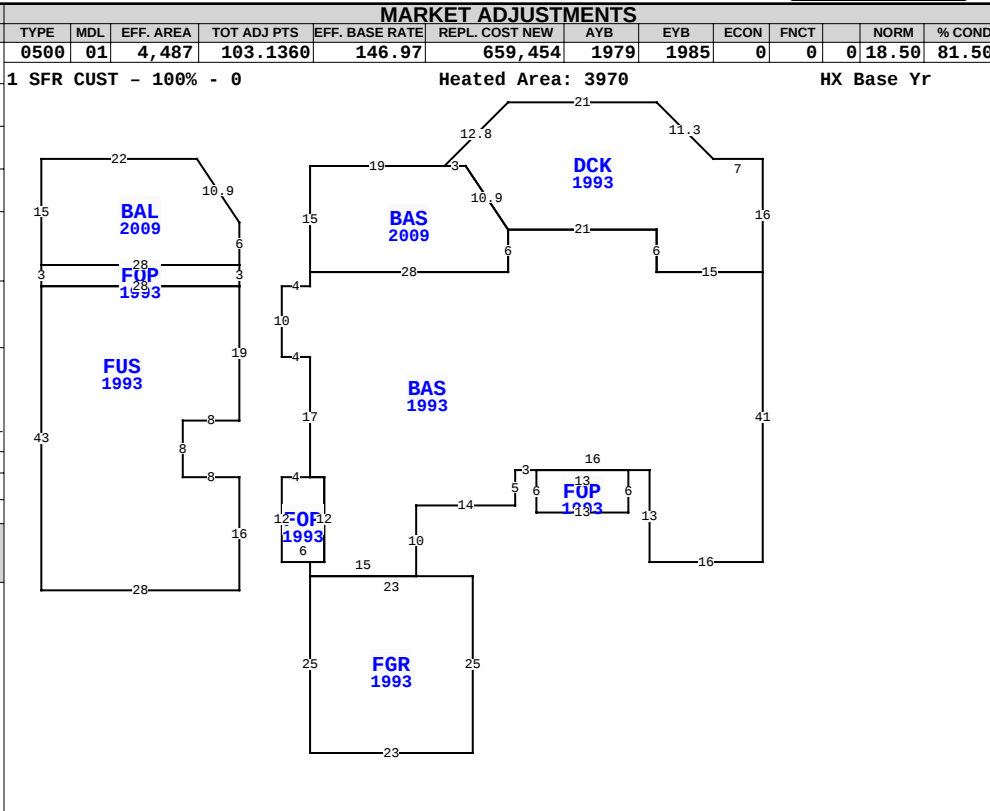
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	393	15	59	7,067
BAS	2,437	100	2,437	291,905
BAS	393	100	393	47,074
DCK	718	10	72	8,624
FGR	575	55	316	37,851
FOP	72	30	22	2,635
FOP	78	30	23	2,755
FOP	84	30	25	2,994
FUS	1,140	100	1,140	136,550
TOTALS	5,890		4,487	537,455

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1980	1980	3	49	980	
2	0855	CONC PAVER	0 100	0	0	2,370.00	SF	7.00	7.00	100	2011	2011	3	93	15,429	
3	0825	BRICK	0 100	0	0	307.00	SF	12.50	12.50	100	1980	1980	3	75	2,878	
4	0442	STK FNC 5'	0 100	14	0	14.00	LF	8.10	8.10	100	1980	1980	3	20	23	
5	0855	CONC PAVER	0 100	36	3	108.00	SF	7.00	7.00	100	2011	2011	3	93	703	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C



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

TOTAL OB/XF																20,013
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	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

TOTAL OB/XF																20,013
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	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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				537,455	
TOTAL MARKET OB/XF VALUE				20,013	
TOTAL LAND VALUE - MARKET				750,000	
TOTAL MARKET VALUE				1,307,468	
SOH/AGL Deduction				611,969	
ASSESSED VALUE				695,499	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				645,499	
TOTAL JUST VALUE				1,307,468	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,110,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2602/1866	11/16/2022	WD U	I	16	
GRANTOR: FLETCHER JOHN C & CAR					
GRANTEE: BOSLAND PAUL C REVO					
2254/0680	1/23/2019	SW U	I	11	100
GRANTOR: BOSLAND KATHLEEN C &					
GRANTEE: KATHLEEN C FLETCHER					

BUILDING NOTES															
BUILDING DIMENSIONS															
DCK=[YR=1993] W7 U8 L8 W21 D9 L9 BAS=[YR=2009] W19 S15															
BAS=[YR=1993] S2 W4 S10 E4 S17 FOP=[YR=1993] W4 S12 E6 N12															
W2 \$ E2 S12 W2 S2 FGR=[YR=1993] S25 E23 N25 W23 \$ E15 N10															
E14 N5 E3 FOP=[YR=1993] S6 E13 N6 W13 \$ E16 S13 E16 N41 W15															
N6 W21 S6 W28 \$ E28 N6 U9 L6 W3 \$ E3 R6 D9 E21 S6 E15 N16															
\$ PTR= W80 BAL=[YR=2009] W22 S15 FOP=[YR=1993] S3															
FUS=[YR=1993] S43 E28 N16 W8 N8 E8 N19 W28 \$ E28 N3 W28 \$															
E28 N6 L6 U9 \$ E80 \$.															