

LOT 77
IN OR 1932/1204
SEA MARSH VLG UNIT 1A PB 4/38

FITZ-GERALD DUDLEY
49 SEA MARSH DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-191A-0077-0000



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 1														
Exterior Wall	16	WD FR STUC 100	0900	01	3,333	95.2200	113.07	376,862	1987	1995	0	0	0	13.50	86.50	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016													Heated Area: 3030													
Roof Cover	06	ASB SHINGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
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	3,030	100	3,030	296,351																									
FGR	484	55	266	26,017																									
FOP	124	30	37	3,619																									
TOTALS			3,638	3,333	325,986																								
EXTRA FEATURES			49 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	0810	CONCRETE A	0 100	0	0	1,578.00	SF	6.50	6.50	100	1987	1987	3	54.5	5,590														
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	200														
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280														
4	1242	WD DECK A	0 100	0	0	745.00	SF	10.00	10.00	100	1987	1987	3	20	1,490														
5	0446	BOX FNC 6'	0 100	19	19	18.00	LF	20.00	20.00	100	1987	1987	3	20	72														
6	0835	QUARY TILE	0 100	0	0	30.00	SF	10.00	10.00	100	1987	1987	3	54.5	164														
TOTAL OB/XF 8,796																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000												
REVIEW DATE 11/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																													