LOT 78
SEA MARSH VILLAGE 1 PB 4/38

SELTON ROBERT W III & CARRIE A
47 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-191A-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

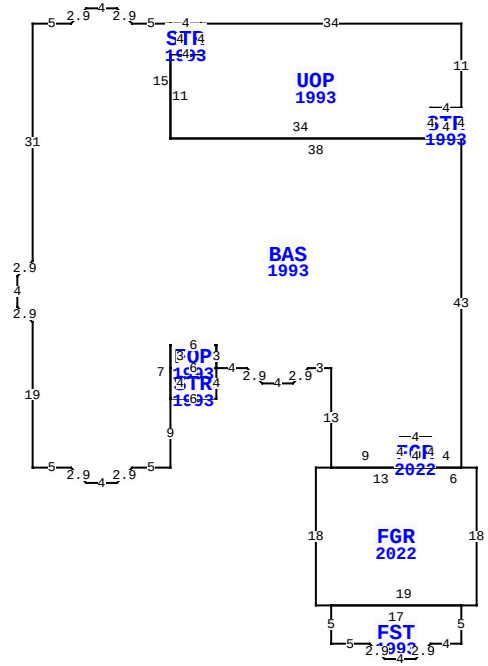
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,419	100	2,419	395,579
FGR	16	55	9	1,472
FGR	378	55	208	34,015
FOP	18	30	5	818
FST	97	55	53	8,667
STR	16	10	2	327
STR	16	10	2	327
STR	24	10	2	327
UOP	538	20	108	17,662
TOTALS	3,522		2,808	459,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,808	127.5120	181.70	510,214	1981	2001	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2022 Heated Area: 2419 HX Base Yr 2022



47 SEA MARSH RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		459,193
TOTAL MARKET OB/XF VALUE		16,569
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,075,762
SOH/AGL Deduction		446,709
ASSESSED VALUE		629,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		579,053
TOTAL JUST VALUE		1,075,762
NCON VALUE		45,209
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		726,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005453	REMODEL	45,000	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0915	6/15/2021	WD	Q	I	01	868,000
GRANTOR: WACHHOLZ BECKY BAKER						
GRANTEE: SELTON ROBERT W III						
2023/1553	1/15/2016	WD	Q	I	01	575,000
GRANTOR: PERRY DOROTHY S						
GRANTEE: WACHHOLZ BECKY BAKE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W34 STR=[YR=1993] W4 BAS=[YR=1993] W5 U2 L2 W4 D2 L2 W5 S31 D2 L2 S4 D2 R2 S19 E5 D2 R2 E4 U2 R2 E5 N9 STR=[YR=1993] E6N4 FOP=[YR=1993] N3W6S3E6$ W6S4$ N7 E6 S3 E4 D2 R2 E4 U2 R2 E3 S13 FGR=[YR=2022] W2 S18 E2 FST=[YR=1993] S5 E5 D2 R2 E4 U2 R2 E4 N5 W17 $ E19 N18 W6 FGR=[YR=2022] W4N4E4S4$ W13$ E9 N4 E4 S4 E4 N43 STR=[YR=1993] N4W4S4E4 $W38 N15$ S4 E4N4$ S4W4 S11 E34 N4E4 N11$.

EXTRA FEATURES

LN	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	2.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	3,400	
2	0812	CONCRETE C	0	100	0	0	2,911.00	SF	4.00	4.00	100	1981	1981	3	38	4,425	
3	0850	PEBBLE WLK	0	100	0	0	78.00	SF	3.50	3.50	100	1981	1981	3	38	104	
4	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2022	2022	3	100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 16,569

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS