LOTS 79 & 80
IN OR 1612/1937
SEA MARSH VILLAGE #1A PB 4/38

WYATT JEANNE LIPSCOMB REV TRST
43 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-191A-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		9.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	3,218	100	3,218	672,909
BAS	740	100	740	154,740
BAS	550	100	550	115,009
FGR	852	55	469	98,071
FOP	115	30	34	7,110
FOP	458	30	137	28,648
FST	202	55	111	23,211
FST	239	55	131	27,393
FUS	1,018	100	1,018	212,872
FUS	1,033	100	1,033	216,008
TOTALS	9,626		7,932	1,658,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	7,932	163.9548	233.64	1,853,232	1991	2001	0	0	0	10.50	89.50

1 SFR CUST – 0% - 2023 Heated Area: 6872 HX Base Yr

** This building has 13 Sub-Areas

43 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	1,658,643
TOTAL MARKET OB/XF VALUE	85,535
TOTAL LAND VALUE - MARKET	840,000
TOTAL MARKET VALUE	2,584,178
SOH/AGL Deduction	0
ASSESSED VALUE	2,584,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,584,178
TOTAL JUST VALUE	2,584,178
NCON VALUE	1,745,020
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,089,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25584	XFOB	23,660	01/01/2012
E23876	ELEC OTHER	0	10/01/2011
E23845	REMODEL	0	09/01/2011
B25020	SWIM POOL	33,000	08/01/2011
B24932	ADDITION	633,000	07/01/2011
B0007629	ADDITION	232,600	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/1937	3/23/2009	WD	U	I	30	100
GRANTOR: WYATT JEANNE LIPSCOMB						
GRANTEE: WYATT JEANNE L TRUS						
1364/1883	11/04/2005	QC	U	I	01	100
GRANTOR: LIPSCOMB MICHAEL S &						
GRANTEE: LIPSCOMB JEANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 3218$ FUS=[YR=1993] 1018$ FGR=[YR=1993] 852$
FOP=[YR=2012] 458$ FST=[YR=2012] 239$ FOP=[YR=1993] 115$
UOP=[YR=1993] 629$ BAS=[YR=2001] 740$ FUS=[YR=2001] 1033$
FST=[YR=2001] 202$ BAS=[YR=2012] 550$ FUS=[YR=2012] 313$
UOP=[YR=2012] 259$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0857	SANDSTONE	0	0	0	0	732.00	SF	16.00	16.00	100	2012	2012	3	98	11,478	
3	0858	SCULP CONC	0	0	0	0	116.00	SF	13.00	13.00	100	1991	1991	3	88	1,327	
4	0861	POOL GUNIT	0	0	0	0	520.00	SF	85.00	85.00	100	2012	2012	3	71	31,382	
5	1242	WD DECK A	0	0	0	0	98.00	SF	10.00	10.00	100	1991	1991	3	20	196	
6	1126	CB/STC 8"	0	0	0	0	628.00	SF	8.00	8.00	100	1991	1991	3	64	3,215	
8	0855	CONC PAVER	0	0	0	0	2,637.00	SF	7.00	7.00	100	2012	2012	3	94	17,351	
9	0911	SCRN RM A	0	0	0	0	1,252.00	SF	17.50	17.50	100	2012	2012	3	60	13,146	
10	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	60	3,000	
11	0871	POOL HTR R	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2012	2012	3	60	2,400	

TOTAL OB/XF 84,935

LAND DESCRIPTION

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	0	0003	RS-1	0.00	0.00	2.00	LT		1.00	1.00	0.70	600,000.00	420,000.00	840,000							

REVIEW DATE 02/15/2017 BY DJX Total Acres: 0.00 Total Land Value: 840,000 Market: 0 Agricultural: 0 Common: 840,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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NCON VALUE	1,745,020
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,089,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6941	SWIM POOL	12,100	01/16/1991
6761	NEW CONSTR	476,000	10/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1612/1937	3/23/2009	WD	U	I	30	100
GRANTOR: WYATT JEANNE LIPSCOMB						
GRANTEE: WYATT JEANNE L TRUS						
1364/1883	11/04/2005	QC	U	I	01	100
GRANTOR: LIPSCOMB MICHAEL S &						
GRANTEE: LIPSCOMB JEANNE						

BUILDING NOTES

BUILDING DIMENSIONS

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
12	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	60	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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

REVIEW DATE 02/15/2017 BY DJX Total Acres: 0.00 Total Land Value: 840,000 Market: 0 Agricultural: 0 Common: 840,000 PRINTED 08/02/2023 BY SYS