LOT 61
LONG POINT #1 PB 5/85-89

ALLF CECIL E & ANN A
8 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

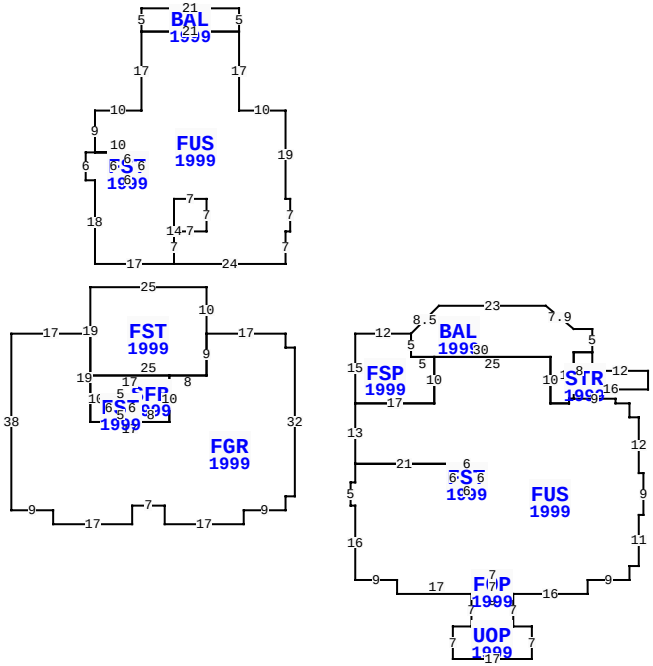
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	105	15	16	2,880
BAL	421	15	63	11,341
FGR	2,006	55	1,103	198,547
FOP	28	30	8	1,440
FSP	230	40	92	16,560
FST	30	55	16	2,880
FST	36	55	20	3,600
FST	36	55	20	3,600
FST	475	55	261	46,981
FUS	1,680	100	1,680	302,411
TOTALS	8,124		6,110	1,099,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,110	142.2492	202.71	1,238,558	1999	1999	0	0	0	11.20	88.80

1 SFR CUST - 100% - 2000 Heated Area: 4467 HX Base Yr 2000



** This building has 14 Sub-Areas

8 SALT MARSH DR, 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		1,099,840
TOTAL MARKET OB/XF VALUE		44,585
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,594,425
SOH/AGL Deduction		574,304
ASSESSED VALUE		1,020,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		970,121
TOTAL JUST VALUE		1,594,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,176,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217497	H/AC	0	08/01/2012
B9805182	NEW CONSTR	420,000	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2404/1173	7/27/2020	TD	U	I	11	100
GRANTOR: ALLF LAND TRUST						
GRANTEE: ALLF CECIL E & ANN						
1889/1803	11/05/2013	WD	U	I	30	100
GRANTOR: ALLF CECIL E & ANN A						
GRANTEE: ALLF CECIL E & ANN						

BUILDING NOTES

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	1999	1999	3	84	3,360	
2	0810	CONCRETE A	0	100	0	0	4,334.00	SF	6.50	6.50	100	1999	1999	3	79	22,255	
3	1126	CB/STC 8"	0	100	0	0	284.00	SF	8.00	8.00	100	1999	1999	3	79	1,795	
4	0858	SCULP CONC	0	100	0	0	178.00	SF	13.00	13.00	100	1999	1999	3	94	2,175	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	1999	1999	3	100	15,000	

BUILDING DIMENSIONS

FGR=[YR=1999] W17 FST=[YR=1999] N10 W25 S19 SFB=[YR=1999] S10 E4 FST=[YR=1999] E5 N6 W5 S6$ N6 E5 S6 E8 N10 W17$ E25 N9$ S9 W8 S10 W17 N19 W17 S38 E9 S3 E17 N4 E7 S4 E17 N3 E9 N3 E2 N32 W2 N3$ PTR= E15 FSP=[YR=1999] E12 BAL=[YR=1999] U6 R6 E23 D5 R6 E4 S5 STR=[YR=1999] S4 E12 S4 W16 N8 E4 $ W4 S10 FUS=[YR=1999] E9 S1 E3 S3 E2 S12 E1 S9 W1 S11 W2 S3 W9 S3 W16 UOP=[YR=1999] S7 E4 S7 W17 N7 E4 N7 E9 $ W1 FOP=[YR=1999] N4 W7 S4 E7 $ N4 W7 S4 W17 N3 W9 N16 W1 N5 E1 N4 E21 FST=[YR=1999] E6S6W6N6$ W21N13 E17 N10 E25 S10 E4 N1 E1 $ W1 S1 W4 N10 W30 N5$ S5 E5 S10 W17 N15 $ W15 $ PTR=N15 FUS=[YR=1999] N7 E1 N7 W1 N19 W10 N17 BAL=[YR=1999] N5 W21 S5 E21$ W21 S17 W10 S9 E10 FST=[YR=1999] W6 S6E6N6$ W10 W2 S6

LAND DESCRIPTION

TOTAL OB/XF 44,585

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 02/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS