LOT 62
IN OR 1888/1720
LONG POINT #1 PB 5/85-89

STENSON KRISTINA REVOC TRUST/LANDERS KRISTINA S TR
10 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0062-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

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
BAS	2,440	100	2,440	438,442
FGR	966	55	531	95,415
FOP	910	30	273	49,055
FSP	241	40	96	17,250
FUS	1,974	100	1,974	354,706
UOP	959	20	192	34,501
TOTALS	7,490		5,506	989,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,506	149.2260	212.65	1,170,851	1991	1991	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2004 Heated Area: 4414 HX Base Yr 2004

10 SALT MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		989,369
TOTAL MARKET OB/XF VALUE		10,566
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,599,935
SOH/AGL Deduction		568,241
ASSESSED VALUE		1,031,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		981,694
TOTAL JUST VALUE		1,599,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,191,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3639	H/AC	10,330	01/02/1991
6690	NEW CONSTR	342,135	08/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1888/1720	11/01/2013	WD	U	I	30	100
GRANTOR: STENSON KRISTINA						
GRANTEE: STENSON KRISTINA J						
1188/0110	11/12/2003	WD	Q	I		1,100,000
GRANTOR: SMITH ROBERT B II TRU						
GRANTEE: STENSON THOMAS F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 2440$ FGR=[YR=1993] 966$ FOP=[YR=1993] 910$
FSP=[YR=1993] 241$ FUS=[YR=1993] 1974$ UOP=[YR=1993] 959$.

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	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0812	CONCRETE C	0	100	0	0	1,438.00	SF	4.00	4.00	100	1991	1991	3	64	3,681	
3	0858	SCULP CONC	0	100	0	0	439.00	SF	13.00	13.00	100	1991	1991	3	88	5,022	
4	0820	WOOD WALK	0	100	18	5	90.00	SF	11.75	11.75	100	1991	1991	3	40	423	

LAND DESCRIPTION

TOTAL OB/XF 10,566

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

REVIEW DATE 05/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS