

LOT 83
IN OR 2181/428
LONG POINT #1 PB 5/85-89

AUSTEN WILLIAM & NANCY JOINT REV LVG TRUST/AUSTEN
6 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0083-0000

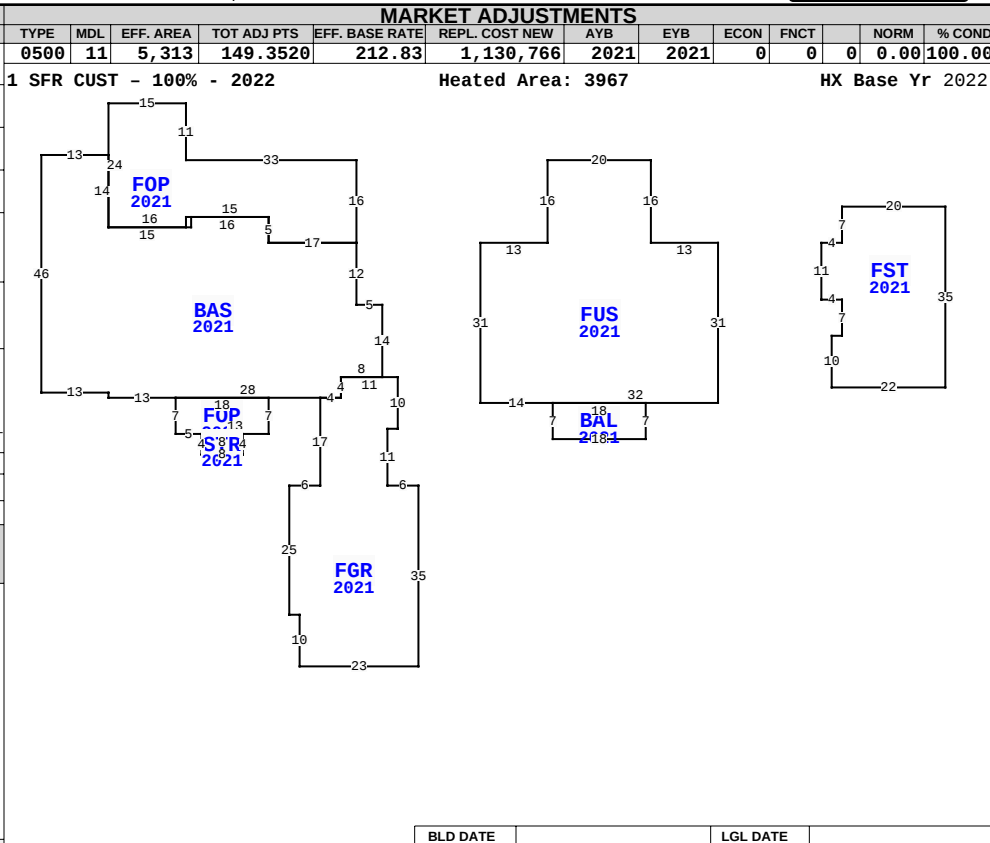


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	03	Quality Level 03
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	126	15	19	4,044
BAS	2,221	100	2,221	472,695
FGR	1,132	55	623	132,593
FOP	126	30	38	8,088
FOP	810	30	243	51,718
FST	764	55	420	89,389
FUS	1,746	100	1,746	371,601
STR	32	10	3	638
TOTALS	6,957		5,313	1,130,766

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0855	CONC PAVER
3	0409	ELEVATOR R



6 MARSH POINT RD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,130,766	
TOTAL MARKET OB/XF VALUE		59,280	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		2,040,046	
SOH/AGL Deduction		333,253	
ASSESSED VALUE		1,706,793	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,656,793	
TOTAL JUST VALUE		2,040,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,657,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210698	CO ISSUED	0	07/01/2021
20003462	SWIM POOL	55,000	06/01/2020
B2001560	NEW CONSTR	1,056,942	02/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2181/0428	3/02/2018	WD	Q	V	02
GRANTOR: SOLBERG FREDERICK & E					
GRANTEE: AUSTEN WILLIAM F &					
0798/1362	7/07/1997	WD	Q	V	
GRANTOR: HEIDER JAMES B & JEAN					
GRANTEE: SOLBERG FREDERICK M					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2021] N16 W33 N11 W15 S24 E16 N2 E15 S5 E17\$	
BAS=[YR=2021] W17 N5 W16 S2 W15 N14 W13 S46 E13 S1 E13	
FOP=[YR=2021] S7 E5 STR=[YR=2021] S4 E8 N4 W8\$ E13 N7 W18\$	
E28 FGR=[YR=2021] S17 W6 S25 E2 S10 E23 N35 W6 N11 E2 N10 W11	
S4 W4\$ E4 N4 E8 N14 W5 N12\$ PTR=E70 FUS=[YR=2021] W13 N16 W20	
S16 W13 S31 E14 BAL=[YR=2021] S7 E18 N7 W18 \$ E32 N31\$ W70\$	
PTR=E90 FST=[YR=2021] E4 N7 E20 S35 W22 N10 E2 N7 W4 N11\$	
W90\$.	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00