

LOT 6
IN OR 1017/1274
SEA MARSH VILLAGE 2 PB 4/16

SHEEHAN CHARLES M
10 WATER OAK
FERNANDINA BEACH, FL 32034-5061

2024

01-6N-29-0300-0006-0000



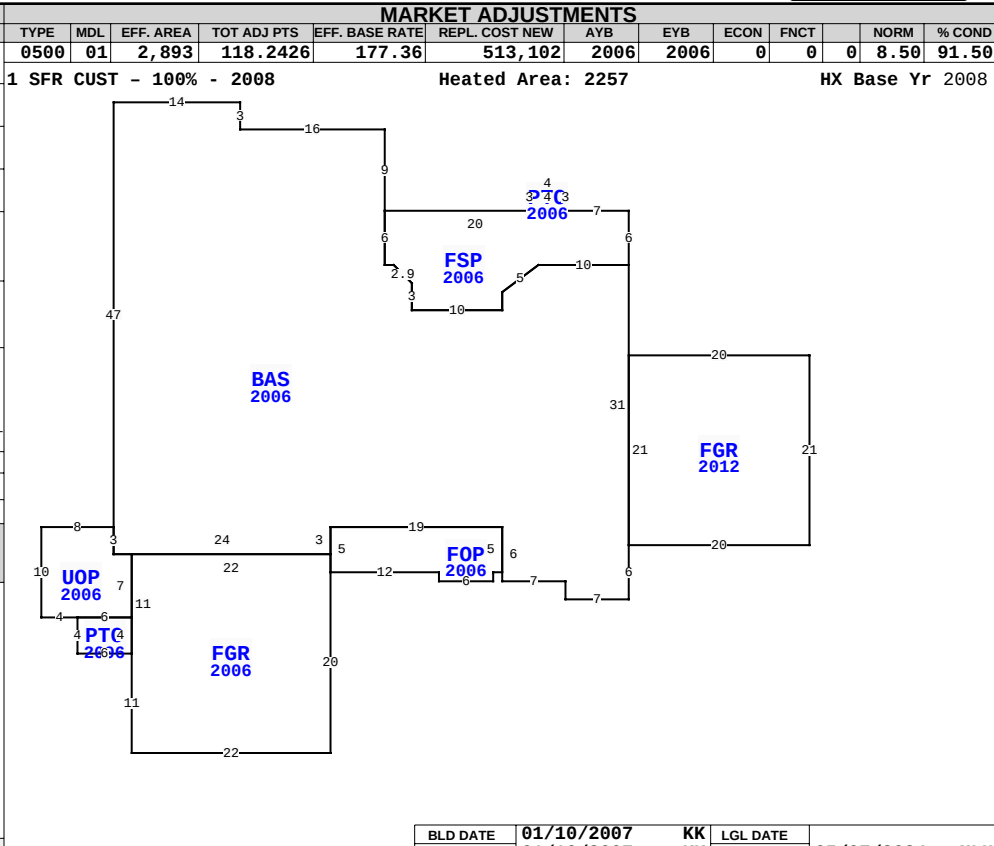
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,257	100	2,257	366,276
FGR	484	55	266	43,168
FGR	420	55	231	37,488
FOP	101	30	30	4,869
FSP	220	40	88	14,281
PTO	12	5	1	162
PTO	24	5	1	162
UOP	94	20	19	3,084
TOTALS	3,612		2,893	469,488

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,320.00	SF	10.00	10.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0855	CONC PAVER	0 100	0	0	390.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	0	0	624.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00



10 WATER OAK, FERNANDINA BEACH

BLD DATE	01/10/2007	KK	LGL DATE	
XF DATE	01/10/2007	KK	LAND DATE	05/07/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
19,885									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					469,488				
TOTAL MARKET OB/XF VALUE					19,885				
TOTAL LAND VALUE - MARKET					650,000				
TOTAL MARKET VALUE					1,139,373				
SOH/AGL Deduction					525,740				
ASSESSED VALUE					613,633				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					563,633				
TOTAL JUST VALUE					1,139,373				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,068,580				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25604	ADDITION	16,001	02/01/2012
M11492	MECH OTHER	0	05/01/2006
E17149	ELEC OTHER	5,200	04/01/2006
B17413	NEW CONSTR	275,000	03/01/2006
R09076	REPAIR/RRF	3,000	03/01/2006
C17413	CO ISSUED	275,000	03/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1017/1274	11/02/2001	WD	Q	V		235,000			
GRANTOR:SHAVE SHIRLEY P TRUST									
GRANTEE:SHEEHAN CHARLES M									
0903/1946	10/18/1999	QC	U	V	01	100			
GRANTOR:SHAVE L C & SHIRLEY									
GRANTEE:SHAVE SHIRLEY P TRU									

BUILDING NOTES									
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BUILDING DIMENSIONS
FSP=[YR=2006] W7PT0=[YR=2006] N3W4S3E4\$W20 BAS=[YR=2006] N9W16N3W14S47UOP=[YR=2006] W8S10E4PT0=[YR=2006] S4E6FGR=[YR=2006] S11 E22N20FOP=[YR=2006] E12S1E6N1E1N5W19 S5\$N2W22S11\$N4W6\$E6N7W2N3\$S3 E24N3E19S6E7S2E7 N6 FGR=[YR=2012] E20 N21 W20 S21\$ N31W10 D3 L4 S2W10N3 U2 L2 W1N6\$S6E1 R2 D2 S3 E10N2 R4 U3 E10N6\$.