LOT 11
IN OR 2157/1238
SEA MARSH VILLAGE #2 PBK 4/16

GARNER REGINA R TRUST/GARNER REGINA R TRUSTEE
3 WATER OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0011-0000

BUILDING CHARACTERISTICS

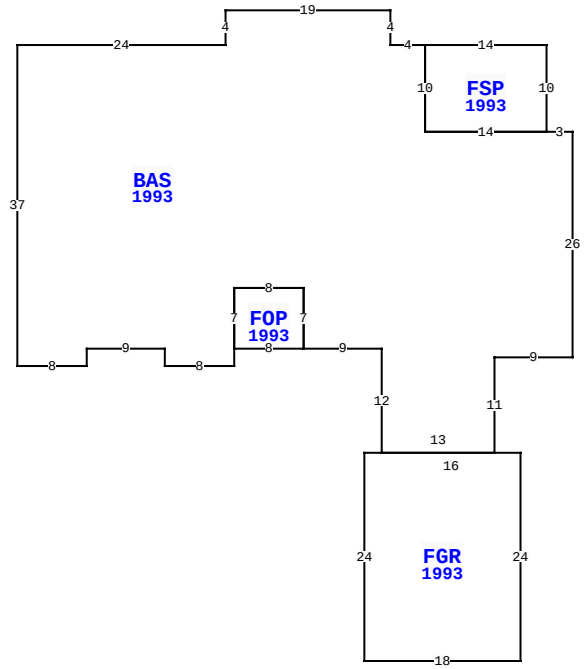
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,287	100	2,287	308,104
FGR	432	55	238	32,063
FOP	56	30	17	2,290
FSP	140	40	56	7,545
TOTALS	2,915		2,598	350,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,598	110.5776	165.87	430,930	1982	1985	0	0	0	18.78	81.22

1 SFR CUST – 100% - 2010 Heated Area: 2287 HX Base Yr 2010



3 WATER OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		350,001
TOTAL MARKET OB/XF VALUE		10,769
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		860,770
SOH/AGL Deduction		448,702
ASSESSED VALUE		412,068
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		357,068
TOTAL JUST VALUE		860,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/1238	9/14/2017	WD	U	I	11	100
GRANTOR: GARNER REGINA R						
GRANTEE: GARNER REGINA R TRU						
0353/0282	2/01/1982	WD	Q	I		165,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=1993] N10 W14 S10 E14$ W14 N10 W4 N4 W19 S4 W24 S37 E8 N2 E9 S2 E8 N2 FOP=[YR=1993] E8 N7 W8 S7$ N7 E8 S7 E9 S12 FGR=[YR=1993] W2 S24 E18 N24W16$ E13 N11 E9 N26$.

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	1982	1982	3	51.5	1,030	
2	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	100	1982	1982	3	38	2,728	
3	0858	SCULP CONC	0	100	0	0	572.00	SF	13.00	13.00	100	1984	1984	3	80	5,949	
4	0850	PEBBLE WLK	0	100	40	5	200.00	SF	3.50	3.50	100	1990	1990	3	59.5	417	
5	0850	PEBBLE WLK	0	100	5	6	30.00	SF	3.50	3.50	100	1990	1990	3	59.5	62	
6	0850	PEBBLE WLK	0	100	0	0	280.00	SF	3.50	3.50	100	1990	1990	3	59.5	583	

LAND DESCRIPTION

TOTAL OB/XF 10,769

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS