

LOT 12
SEA MARSH VILLAGE #2 PBK 4/16

POWERS MARTIN &/EDWARDS HEIDI
1 WATER OAK CT
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

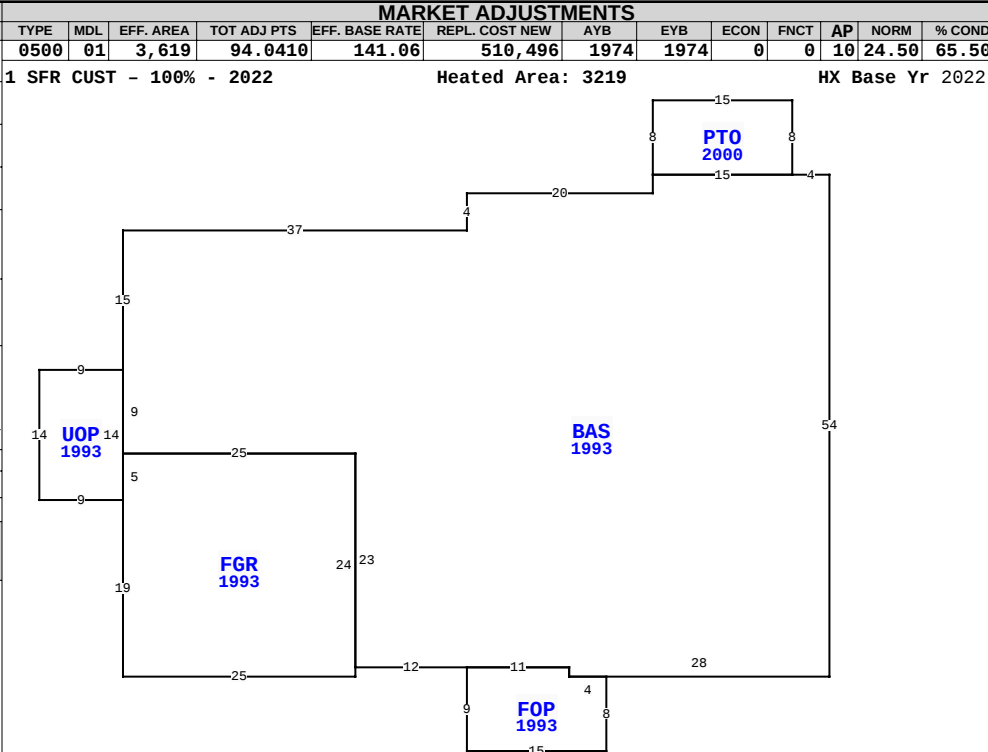
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,219	100	3,219	297,417
FGR	600	55	330	30,490
FOP	131	30	39	3,603
PTO	120	5	6	554
UOP	126	20	25	2,310

TOTALS	4,196	3,619	334,375
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00
4	0441	STK FNC 4'	0 100	0	0	8.00	LF	6.50	6.50
5	0443	STK FNC 6'	0 100	0	0	26.00	LF	10.00	10.00
6	0443	STK FNC 6'	0 100	0	0	75.00	LF	10.00	10.00
7	0855	CONC PAVER	0 100	63	4	252.00	SF	7.00	7.00
8	0855	CONC PAVER	0 100	0	0	2,005.00	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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



1 WATER OAK, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	3,619	94.0410	141.06	510,496	1974	1974	0	0	10	24.50	65.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		449,594
TOTAL MARKET OB/XF VALUE		15,029
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		964,623
SOH/AGL Deduction		417,709
ASSESSED VALUE		546,914
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		496,914
TOTAL JUST VALUE		964,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		842,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805550	ADDITION	36,625	11/01/1998
8246	REPAIR/RRF	6,900	07/15/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/1589	7/23/2021	WD	Q	I	01	902,500
GRANTOR: BIGOSINSKI JACEK & HA						
GRANTEE: POWER MARTIN & HEID						
2377/1295	7/20/2020	WD	Q	I	01	700,000
GRANTOR: LEGGIO ANTHONY J & SH						
GRANTEE: BIGOSINSKI JACEK &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4 PTO=[YR=2000] N8 W15 S8 E15 \$ W15 S2 W20 S4 W37 S15 UOP=[YR=1993] W9 S14 E9 FGR=[YR=1993] S19 E25 N24 W25 S5 \$ N14 \$ S9 E25 S23 E12 FOP=[YR=1993] S9 E15 N8 W4 N1 W11 \$ E11 S1 E28 N54 \$.									

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