

LOT 28
IN OR 1960/1366
SEA MARSH VILLAGE #2 PBK 4/16

KOERNER PHILIP D & CLAUDIA S
614 MAEGHANN CT
TIPP CITY, OH 45371

2024

01-6N-29-0300-0028-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

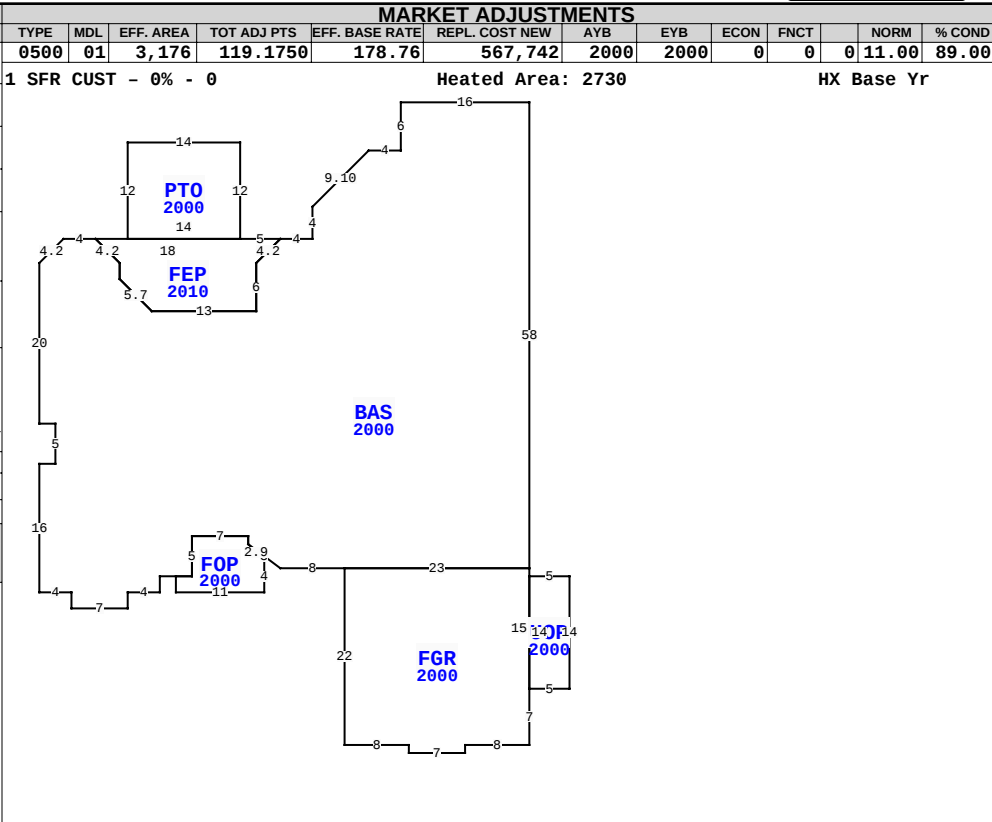
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,730	100	2,730	434,333
FEP	154	80	123	19,568
FGR	513	55	282	44,865
FOP	63	30	19	3,022
PTO	168	5	8	1,273
UOP	70	20	14	2,228

TOTALS	3,698		3,176	505,290
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,500.00	SF	4.00
3	0825	BRICK	0	0	0	0	411.00	SF	12.50
4	0855	CONC PAVER	0	0	0	0	975.00	SF	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	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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137 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	0	0	0	1,500.00	SF	4.00	4.00	100	2000	2000	3	79	4,740	
3	0825	BRICK	0	0	0	0	411.00	SF	12.50	12.50	100	2000	2000	3	94	4,829	
4	0855	CONC PAVER	0	0	0	0	975.00	SF	7.00	7.00	100	2005	2005	3	86	5,870	

TOTAL OB/XF														18,379			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA	VA				
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000.00		5				

Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		505,290			
TOTAL MARKET OB/XF VALUE		18,379			
TOTAL LAND VALUE - MARKET		500,000			
TOTAL MARKET VALUE		1,023,669			
SOH/AGL Deduction		200,250			
ASSESSED VALUE		823,419			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		823,419			
TOTAL JUST VALUE		1,023,669			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		951,258			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216288	REMODEL	0	12/01/2012
B9905741	NEW CONSTR	225,000	02/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1960/1366	1/30/2015	WD	Q	I	02
GRANTOR: LUNDBORG PEARL JONES					SALE PRICE
GRANTEE: KOERNER PHILIP D &					540,000
0961/0782	12/08/2000	WD	U	V	01
GRANTOR: LUNDBORG ROGER K & PE					100
GRANTEE: LUNDBORG ROGER K &					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W16 S6 W4 L7 D7 S4 W4 FEP=[YR=2010] W5 PTO=[YR=2000] N12 W14 S12 E14 \$ W18 D3 R3 S2 D4 R4 E13 N6 R3 U3 \$ D3 L3 S6 W13 U4 L4 N2 U3 L3 W4 D3 L3 S20E2 S5 W2S16 E4 S2 E7 N2 E4 N2 E2 FOP=[YR=2000] S2 E11 N4 U2 L2 N1 W7 S5 W2\$ E2 N5 E7 S1 D3 R4 E8 FGR=[YR=2000] S22 E8 S1 E7N1 E8 N7 UOP=[YR=2000] E5 N14 W5 S14 \$ N15 W23 \$ E23 N58 \$.									