

TRACT 35
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

FOSTER JONATHAN P & MARGARET S
123 BITTER NUT ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0035-0000



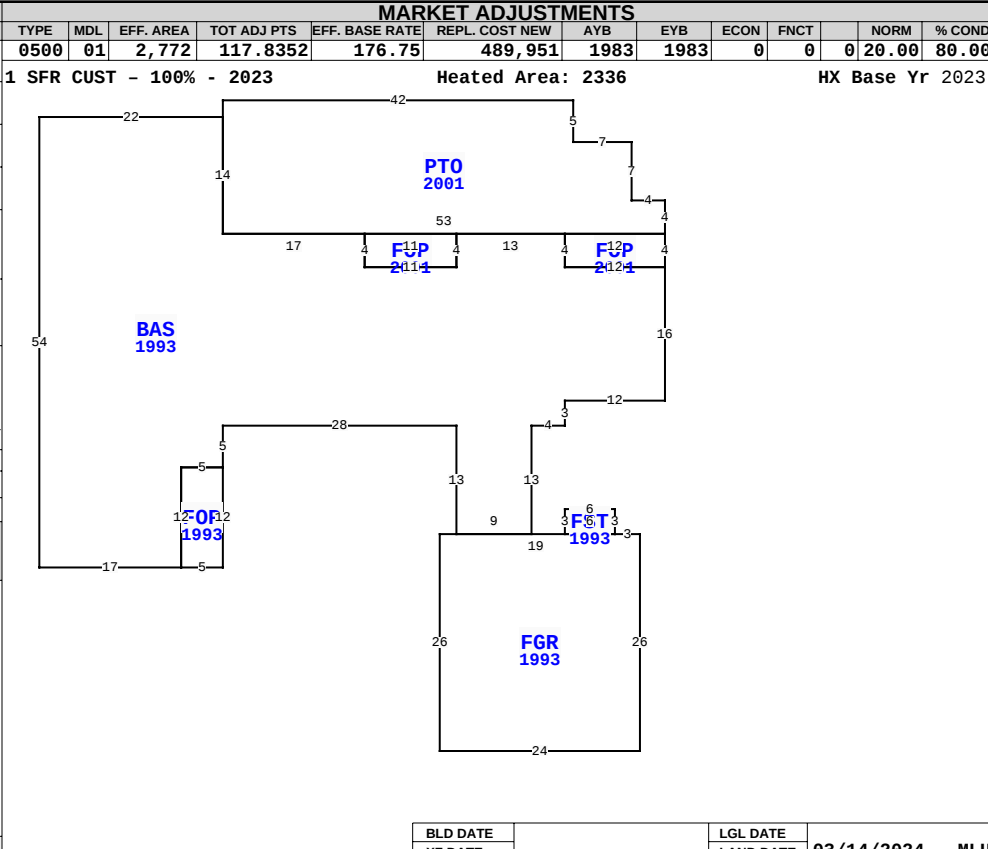
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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	2,336	100	2,336	330,310
FGR	624	55	343	48,500
FOP	60	30	18	2,546
FOP	44	30	13	1,838
FOP	48	30	14	1,980
FST	18	55	10	1,414
PTO	765	5	38	5,374
TOTALS	3,895		2,772	391,961

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,574.00	SF	4.00	4.00	
2	0850	PEBBLE WLK	0	100	0	0	656.00	SF	3.50	3.50	
3	0910	SCRN RM L	0	100	28	13	364.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



123 BITTER NUT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	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		391,961	
TOTAL MARKET OB/XF VALUE		6,188	
TOTAL LAND VALUE - MARKET		550,000	
TOTAL MARKET VALUE		948,149	
SOH/AGL Deduction		45,776	
ASSESSED VALUE		902,373	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		852,373	
TOTAL JUST VALUE		948,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		876,090	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108370	XFOB	5,765	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2557/0807	4/19/2022	WD Q	I	I	01
GRANTOR: COCHRAN WILLIAM D & H					
GRANTEE: FOSTER JONATHAN P &					
2410/1527	11/20/2020	WD U	I	I	11
GRANTOR: MIZICHKO ANNE L/E ET					
GRANTEE: COCHRAN WILLIAM D &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2001] W4 N7 W7 N5 W42 S2 BAS=[YR=1993] W22 S54 E17											
FOP=[YR=1993] E5 N12 W5 S12 \$ N12 E5 N5 E28 S13											
FGR=[YR=1993] W2 S26 E24 N26 W3 FST=[YR=1993] N3 W6 S3 E6 \$											
W19 \$ E9 N13 E4 N3 E12 N16 FOP=[YR=2001] N4 W12 S4 E12 \$ W12											
N4 W13 FOP=[YR=2001] W11 S4 E11 N4 \$ S4 W11 N4 W17 N14 \$ S14											
E53 N4 \$.											