

TRACT 38
IN OR 2223/178
CEDAR POINT

DURHAM TODD P & JANE K
117 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0038-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

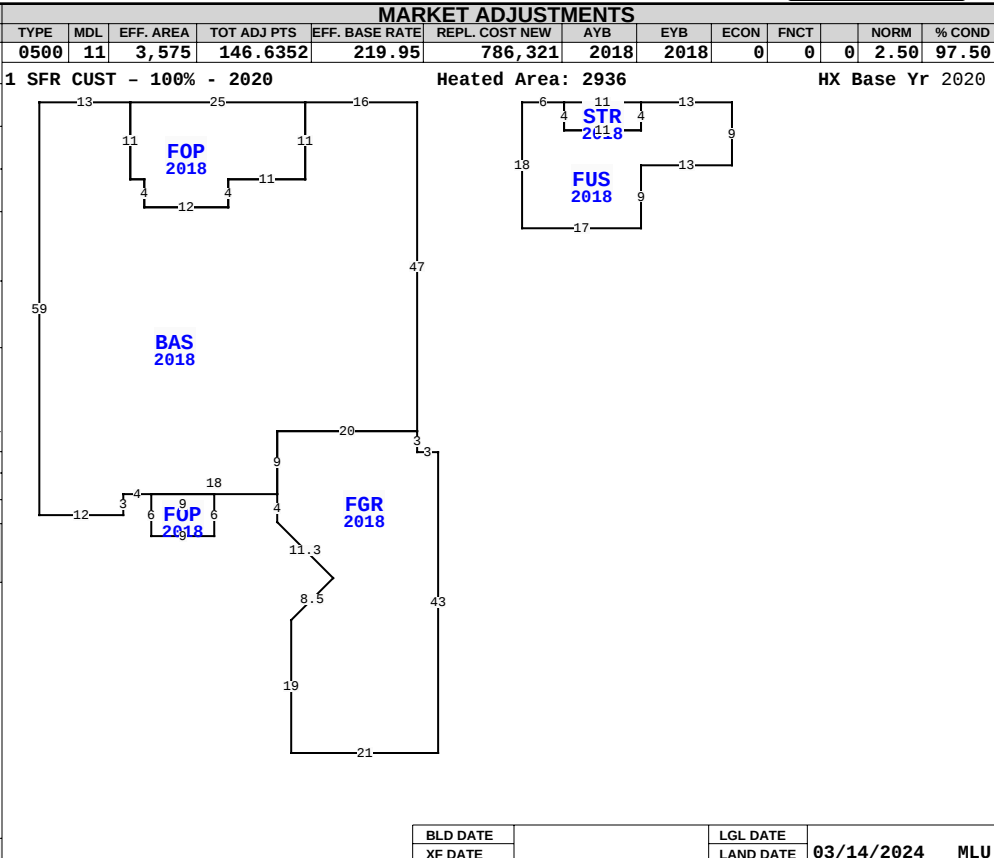
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100	2,557	548,352
FGR	949	55	522	111,944
FOP	54	30	16	3,431
FOP	323	30	97	20,802
FUS	379	100	379	81,277
STR	44	10	4	858

TOTALS	4,306		3,575	766,663
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,628.00	SF	10.00	10.00	100	2018
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018

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



117 SEA MARSH RD, FERNANDINA BEACH	BLD DATE		LGL DATE	03/14/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
19,892											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		766,663	
TOTAL MARKET OB/XF VALUE		19,892	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,286,555	
SOH/AGL Deduction		489,424	
ASSESSED VALUE		797,131	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		747,131	
TOTAL JUST VALUE		1,286,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,202,345	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707285	NEW CONSTR	539,542	08/11/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2223/0178	9/07/2018	SW	Q	I	01
GRANTOR: SEAVIEW CUSTOM HOMES					SALE PRICE
GRANTEE: DURHAM TODD P & JAN					812,000
2123/1400	6/01/2017	WD	Q	I	01
GRANTOR: HARRIS ADAIR B L/E					185,000
GRANTEE: SEAVIEW CUSTOM HOME					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W16 FOP=[YR=2018] W25 S11 E2 S4 E12 N4 E11 N11\$ S11 W11S4 W12 N4 W2 N11 W13 S59 E12 N3 E4 FOP=[YR=2018] S6 E9 N6 W9\$ E18 FGR=[YR=2018] S4 D8 R8 D6 L6 S19 E21 N43 W3 N3 W20 S9\$ N9 E20 N47\$ PTR=E15 FUS=[YR=2018] E6 STR=[YR=2018] E11 S4 W11 N4\$ S4 E11 N4 E13 S9 W13 S9 W17 N18\$ W15\$.											