

TRACT 41
CEDAR POINT
SEA MARSH VILLAGE 2 PB 4/16

SEPECK DAYNA B & WILLIAM T JR
128 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

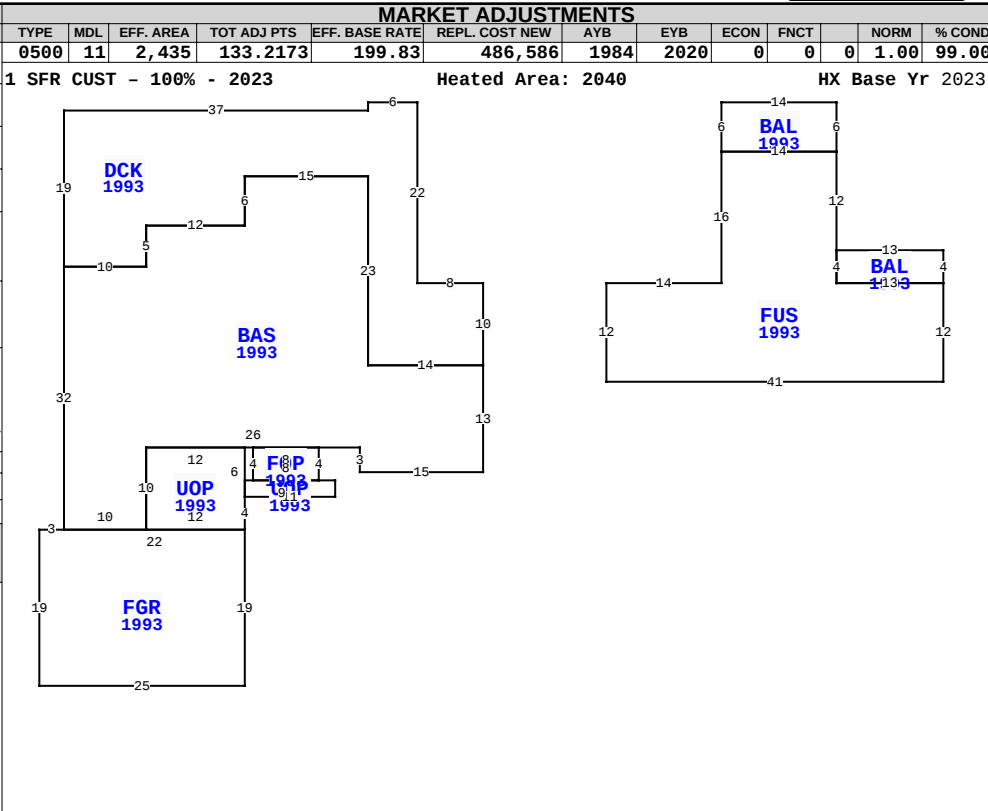
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	52	15	8	1,583
BAL	84	15	13	2,572
BAS	1,324	100	1,324	261,929
DCK	750	10	75	14,837
FGR	475	55	261	51,634
FOP	32	30	10	1,978
FUS	716	100	716	141,647
UOP	22	20	4	791
UOP	120	20	24	4,748
TOTALS	3,575		2,435	481,720

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0811	CONCRETE B
3	0811	CONCRETE B
4	1076	TRELLIS A

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1983	1983	3	54	1,080
2	0811	CONCRETE B	0	100	0	0		840.00	SF 5.20	5.20	100	1983	1983	3	41	1,791
3	0811	CONCRETE B	0	100	0	0		790.00	SF 5.20	5.20	100	1985	1985	3	47	1,931
4	1076	TRELLIS A	0	100	10	10		100.00	SF 7.50	7.50	100	2013	2013	3	71	533

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	03/31/2009	RKDJ	LGL DATE	03/14/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF																5,335
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

TOTAL OB/XF																5,335
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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
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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		TOTAL MARKET OB/XF VALUE		500,000	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		987,055	
SOH/AGL Deduction		ASSESSED VALUE		943,030	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		987,055	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				915,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327741	MISC REPAIR	27,000	09/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2566/1940	5/31/2022	WD Q	I	01	950,000
GRANTOR: BATES MICHAEL A & SUZ					
GRANTEE: SEPECK DAYNA B & WI					
2541/1039	2/23/2022	WD Q	I	01	930,000
GRANTOR: SATURDAY DANNY T &					
GRANTEE: BATES MICHAEL A & S					

BUILDING NOTES															
BUILDING DIMENSIONS															
DCK=[YR=1993] W8 N22 W6 S1 W37 S19 BAS=[YR=1993] S32 FGR=[YR=1993] W3 S19 E25 N19 UOP=[YR=1993] N4 UOP=[YR=1993] E11 N2 W2 FOP=[YR=1993] N4 W8 S4 E8 \$ W9 S2 \$ N6 W12 S10 E12 \$ W22 \$ E10N10 E 26 S3 E15 N13 W14 N23 W15 S6 W12 S5 W10 \$ E10 N5 E12 N6 E15 S23 E14 N10 \$PTR= E15 FUS=[YR=1993] E14 N16 BAL=[YR=1993] N6 E14 S6 W14\$ E14 S12 BAL=[YR=1993] E13 S4 W13 N4\$ S4 E13 S12 W41 N12\$ W15\$.															

TOTAL OB/XF																5,335
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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

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
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