TRACT 42
IN OR 2037/770
CEDAR POINT

MUNN BRIAN P & KELLY C
506 SPRING VALLEY RD NW
ATLANTA, GA 30318

2024

01-6N-29-0300-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

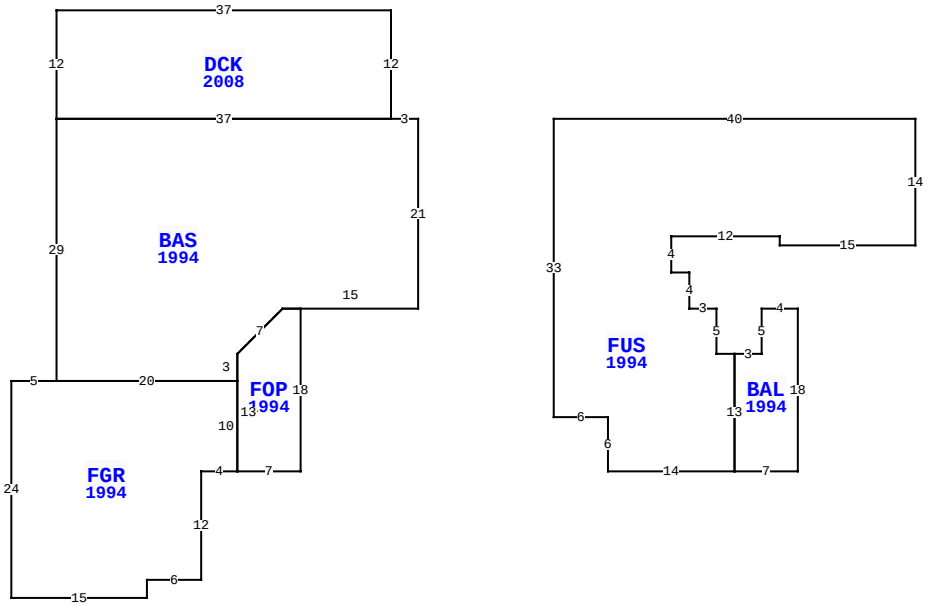
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	111	15	17	2,378
BAS	1,013	100	1,013	141,705
DCK	444	10	44	6,155
FGR	532	55	293	40,987
FOP	114	30	34	4,756
FUS	961	100	961	134,431
TOTALS	3,175		2,362	330,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,362	109.0740	163.61	386,447	1994	1994	0	0	0	14.50	85.50

1 SFR CUST – 0% - 0 Heated Area: 1974 HX Base Yr



126 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	330,412
TOTAL MARKET OB/XF VALUE	6,052
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	836,464
SOH/AGL Deduction	163,463
ASSESSED VALUE	673,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	673,001
TOTAL JUST VALUE	836,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	771,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00891	NEW CONSTR	92,200	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0770	3/30/2016	WD	Q	I	01	445,000
GRANTOR: DAVIS RICHARD E & PAU						
GRANTEE: MUNN BRIAN P & KELL						
1567/0142	5/19/2008	WD	Q	I		486,800
GRANTOR: BOYCE CHRISTOPHER & C						
GRANTEE: DAVIS RICHARD E & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 DCK=[YR=2008] N12 W37 S12 E37 $ W37 S29
FGR=[YR=1994] W5 S24 E15 N2 E6 N12 E4 FOP=[YR=1994] E7 N18
W2 D5 L5 S13 $ N10 W20 $ E20 N3 U5 R5 E15 N21 $ PTR=E15
FUS=[YR=1994] E40 S14 W15 N1 W12S4 E2 S4 E3 S5 E2
BAL=[YR=1994] E3 N5 E4 S18 W7 N13 $ S13 W14 N6 W6 N33 $ W15
$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	1,389.00	SF	4.00	4.00	100	1994	1994	3	68	3,778	
2	0810	CONCRETE A	0	0	0	0	166.00	SF	6.50	6.50	100	1994	1994	3	68	734	
3	0810	CONCRETE A	0	0	0	0	113.00	SF	6.50	6.50	100	1994	1994	3	68	499	
4	1125	CB/STC 6"	0	0	24	5	120.00	SF	7.35	7.35	100	1994	1994	3	68	600	
5	1126	CB/STC 8"	0	0	27	3	81.00	SF	8.00	8.00	100	1994	1994	3	68	441	

LAND DESCRIPTION

TOTAL OB/XF 6,052

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

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