

LOT 43  
IN OR 1567/1211  
SEA MARSH VILLAGE #2 PBK 4/16

MELVIN WILLIAM G & ELIZABETH B  
PO BOX 16851  
FERNANDINA BEACH, FL 32035

2024

01-6N-29-0300-0043-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 60    |
| Interior Floor           | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 3.5 100        |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| Occupancy                | 00  | NONE 100       |

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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       | 2,277            | 100         | 2,277        | 351,405              |
| FGR       | 840              | 55          | 462          | 71,299               |
| FOP       | 266              | 30          | 80           | 12,346               |
| FOP       | 323              | 30          | 97           | 14,970               |
| FSP       | 162              | 40          | 65           | 10,031               |
| FUS       | 680              | 100         | 680          | 104,943              |
| UOP       | 14               | 20          | 3            | 463                  |
| UOP       | 884              | 20          | 177          | 27,316               |

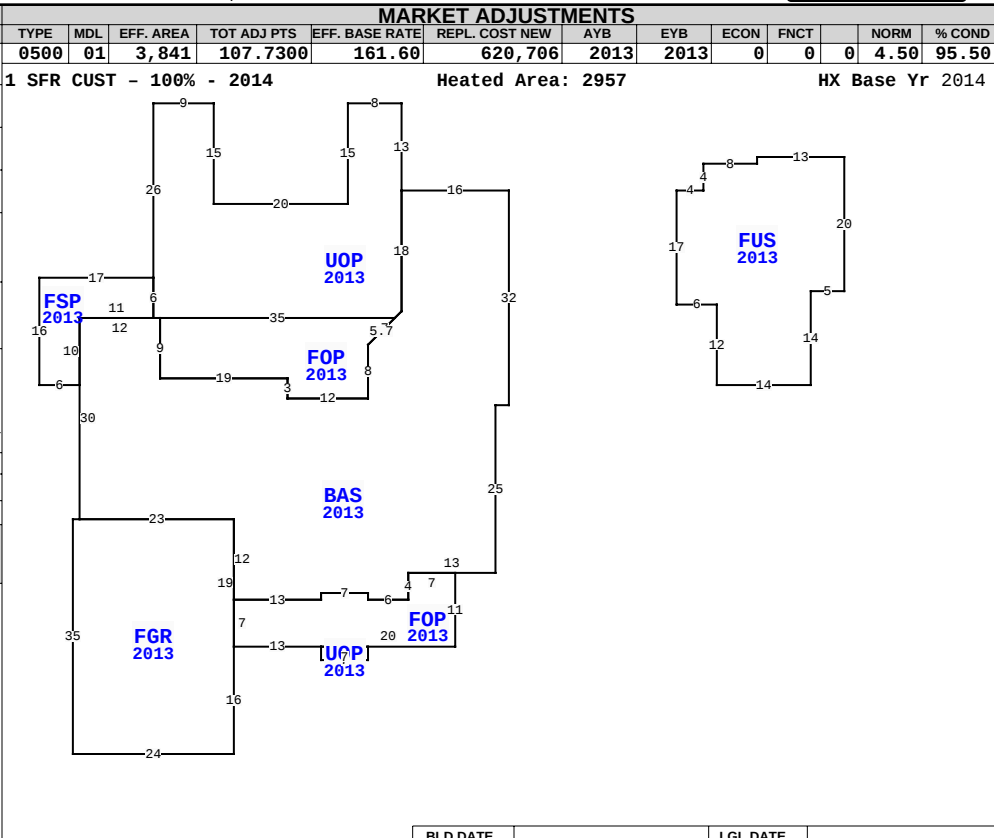
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,446 |  | 3,841 | 592,774 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| 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       | 2013    | 2013        | 3 | 96     | 1,920           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 1,396.00 | SF | 7.00     | 7.00           | 100       | 2013    | 2013        | 3 | 94     | 9,186           |       |
| 3   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 244.00   | SF | 7.00     | 7.00           | 100       | 2013    | 2013        | 3 | 94     | 1,606           |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 76.00    | SF | 7.00     | 7.00           | 100       | 2013    | 2013        | 3 | 94     | 500             |       |
| 5   | 0443       | STK FNC 6'  | 0 100   | 0 | 0 | 25.00    | LF | 10.00    | 10.00          | 100       | 2013    | 2013        | 3 | 60     | 150             |       |
| 6   | 0463       | FENCE GATE  | 0 100   | 0 | 0 | 1.00     | UT | 300.00   | 300.00         | 100       | 2013    | 2013        | 3 | 85     | 255             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 13,617   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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



124 SEA MARSH RD, FERNANDINA BEACH

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

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 5 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 5 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 592,774     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 13,617      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 500,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 1,106,391   |   |
| SOH/AGL Deduction         |  |              |  | 481,862     |   |
| ASSESSED VALUE            |  |              |  | 624,529     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |              |  | 574,529     |   |
| TOTAL JUST VALUE          |  |              |  | 1,106,391   |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 1,029,838   |   |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1226253   | CO ISSUED   | 0       | 05/20/2013 |
| E1225648   | NEW CONSTR  | 0       | 12/01/2012 |
| B1226579   | POOL        | 25,485  | 11/01/2012 |
| M1217696   | H/AC        | 0       | 10/01/2012 |
| B26253     | NEW CONSTR  | 352,168 | 08/02/2012 |
| P1216049   | NEW CONSTR  | 0       | 08/01/2012 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1567/1211                      | 5/21/2008 | WD Q      | V   |     |        | 357,000    |  |
| GRANTOR: BEVERLY MANLEY LLC    |           |           |     |     |        |            |  |
| GRANTEE: MELVIN WILLIAM G &    |           |           |     |     |        |            |  |
| 1385/0858                      | 1/30/2006 | WD Q      | V   |     |        | 260,000    |  |
| GRANTOR: KELLY JOHN W & MARJOR |           |           |     |     |        |            |  |
| GRANTEE: BEVERLY MANLEY LLC    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

BUILDING DIMENSIONS

BAS=[YR=2013] W16 UOP=[YR=2013] N13 W8 S15 W20 N15 W9 S26

FSP=[YR=2013] W17 S16 E6 N10 E11 N6\$ S6 E1 FOP=[YR=2013] S9

E19 S3 E12 N8 U4 R4 W35\$ E35 U1 R1 N18\$ S18 D5 L5 S8

W12 N3 W19 N9 W12 S30 FGR=[YR=2013] W1 S35 E24 N16

FOP=[YR=2013] E13 UOP=[YR=2013] S2 E7 N2 W7\$ E20 N11 W7 S4 W6

N1 W7 S1 W13 S7\$ N19 W23\$ E23 S12 E13 N1 E7 S1 E6 N4 E13 N25

E2 N32\$ PTR=E25 FUS=[YR=2013] E4 N4 E8 N1 E13 S20 W5 S14 W14

N12 W6 N17\$ W25\$.