

TRACT 47
CEDAR POINT
SEA MARSH VILLAGE 2 PB 4/16

WEINBERG FAMILY TRUST/WEINBERG PATRICIA S TRUSTEE
116 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0047-0000



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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,221	100	2,221	342,325
DCK	140	10	14	2,158
FGR	668	55	367	56,566
FOP	61	30	18	2,775
FOP	96	30	29	4,470
PTO	90	5	4	617

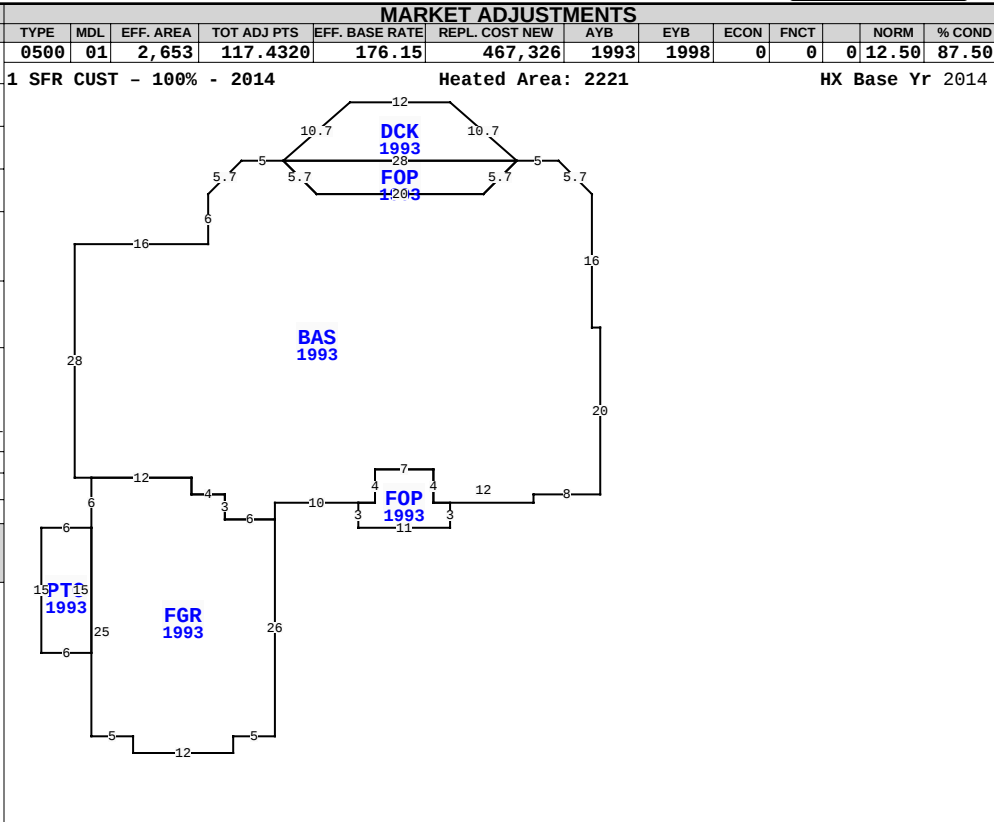
TOTALS	3,276		2,653	408,910
--------	-------	--	-------	---------

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	1993	1993	3	74	1,480	
2	0810	CONCRETE A	0 100	7	2	14.00	SF	6.50	6.50	100	1993	1993	3	66	60	
3	0812	CONCRETE C	0 100	0	0	2,310.00	SF	4.00	4.00	100	1993	1993	3	66	6,098	
4	1126	CB/STC 8"	0 100	31	6	186.00	SF	8.00	8.00	100	1993	1993	3	66	982	
5	0911	SCRN RM A	0 100	0	0	140.00	SF	17.50	17.50	100	2014	2014	3	65	1,593	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	500,000							



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

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		408,910
TOTAL MARKET OB/XF VALUE		10,213
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		919,123
SOH/AGL Deduction		443,023
ASSESSED VALUE		476,100
TOTAL EXEMPTION VALUE	WX HX HB	55,000
BASE TAXABLE VALUE		421,100
TOTAL JUST VALUE		919,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		851,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429328	SCRNENCL	4,900	09/01/2014
00260	NEW CONSTR	213,200	05/01/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0895	1/26/2023	QC	U	I	11	100

SALES DATA

GRANTOR: WEINBERG MARC & PATRI						
GRANTEE: WEINBERG FAMILY TRU						
1889/1228	11/14/2013	WD	Q	I	02	535,000

GRANTOR: PELLINO FRANCIS M & E

GRANTEE: WEINBERG MARC & PAT

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] L4 U4 W5 DCK=[YR=1993] L8 U7 W12 L8 D7	
FOP=[YR=1993] D4 R4 E20 U4 R4 W28\$ E28\$ D4 L4 W20 U4	
L4 W5 D4 L4 S6 W16 S28 E2 FGR=[YR=1993] S6 PTO=[YR=1993]	
W6 S15 E6 N15\$ S25 E5 S2 E12 N2 E5 N26 W6 N3 W4 N2 W12\$ E12S2	
E4 S3 E6 N2 E10 FOP=[YR=1993] S3 E11 N3 W2 N4 W7 S4 W2\$ E2 N4	
E7 S4 E12 N1 E8 N20 W1 N16\$.	