

LOT 50
SEA MARSH VILLAGE #2 PBK 4/16

WILEMON GREGORY II & KATHERINE
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0050-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	12	CEDAR 100	0500	01	4,458	110.1408	165.21	736,506	1982	2020	0	0	1.50	98.50	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2024													Heated Area: 4025										
Roof Cover	03	COMP SHNGL 100	HX Base Yr													STR 1994										
Interior Wall	05	DRYWALL 100	FSP 1993													FSP 1994										
Interior Floo	11	CLAY TILE 40	FUS 1993													FUS 1993										
Interior Floo	12	HARDWOOD 40	BAS 1993													BAS 1993										
Interior Floo	14	CARPET 20	FOP 1993													FOP 1993										
Air Condition	03	CENTRAL 100	FGR 1993													FGR 1993										
Heating Type	04	AIR DUCTED 100	BAS 2002													BAS 2002										
Bedrooms	4	100	FOP 1993													FOP 1993										
Bathrooms	4.5	100	FOP 1993													FOP 1993										
Frame	02	WOOD FRAME 100	BAS 1993													BAS 1993										
Stories	2.	2. 100	FOP 1993													FOP 1993										
Units	0	100	FOP 1993													FOP 1993										
BUD8 Adjustme	05	DIST 1A 100	BAS 1993													BAS 1993										
Occupancy	00	NONE 100	FOP 1993													FOP 1993										
Quality	04	Quality Level 04	BAS 1993													BAS 1993										
DOR CODE	0100	SINGLE FAMILY	BAS 1993													BAS 1993										
MAP NUM		MKT AREA	BAS 1993													BAS 1993										
NEIGHBORHOOD/LOC	10001.00		BAS 1993													BAS 1993										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,149	100	2,149	349,710																						
BAS	402	100	402	65,418																						
DCK	36	10	4	651																						
DCK	168	10	17	2,767																						
DCK	292	10	29	4,719																						
FGR	308	55	169	27,501																						
FOP	80	30	24	3,906																						
FOP	128	30	38	6,184																						
FSP	208	40	83	13,506																						
FSP	156	40	62	10,089																						
TOTALS	5,473		4,458	725,458																						
EXTRA FEATURES					** This building has 12 Sub-Areas										BLD DATE											
					113 SEA MARSH RD, FERNANDINA BEACH										XF DATE											
															LGL DATE											
															LAND DATE											
															AG DATE											
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	03/14/2024 MLU										
1	0812	CONCRETE C	0	0	0	0		1,913.00	SF	4.00				2,908												
2	0810	CONCRETE A	0	0	0	0		346.00	SF	6.50				1,867												
3	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00				1,030												
4	0855	CONC PAVER	1	0	0	0		400.00	SF	10.00				4,000												
LAND DESCRIPTION																	TOTAL OB/XF 9,805									
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	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																										