TRACT 52
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

CAXIDE ANTONIO M & ALISON G
109 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0052-0000

BUILDING CHARACTERISTICS

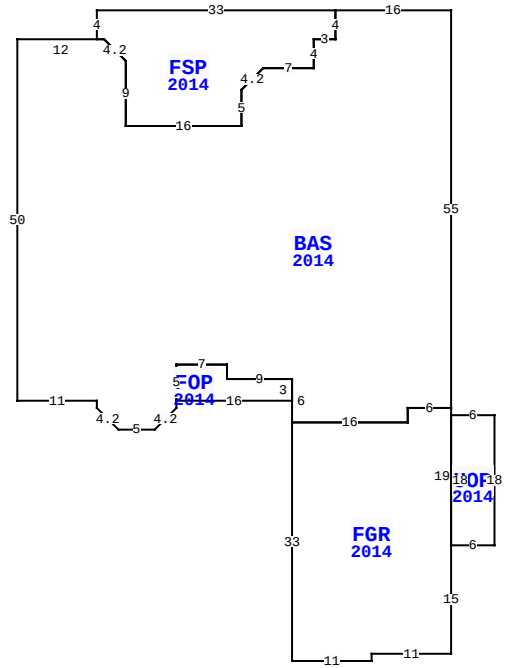
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	2,850	100	2,850	603,739
FGR	727	55	400	84,735
FOP	62	30	19	4,025
FSP	373	40	149	31,564
UOP	108	20	22	4,660
TOTALS	4,120		3,440	728,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,440	147.8808	221.82	763,061	2014	2014	0	0	0	4.50	95.50

1 SFR CUST - 100% - 2022 Heated Area: 2850 HX Base Yr 2022



109 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		728,723
TOTAL MARKET OB/XF VALUE		17,184
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,245,907
SOH/AGL Deduction		212,965
ASSESSED VALUE		1,032,942
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		982,942
TOTAL JUST VALUE		1,245,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,163,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633567	TRUSS REPAIR	0	12/14/2016
B1328125	CO ISSUED	0	06/23/2014
B1328125	NEW CONSTR	350,318	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1847	12/11/2020	WD	Q	I	01	985,000
GRANTOR: DAVIS CLINTON T JR &						
GRANTEE: CAXIDE ANTONIO M &						
2139/1475	8/10/2017	WD	Q	I	01	840,000
GRANTOR: BARNES BECKIE B						
GRANTEE: CLINTON T DAVIS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FSP=[YR=2014] W33 S4 E1 D3 R3 S9 E16 N5 U3 R3 E7 N4 E3 N4$ S4 W3 S4 W7 D3 L3 S5 W16 N9 U3 L3 W12 S50 E11 S1 D3 R3 E5 U3 R3 N1 FOP=[YR=2014] E16 N3 W9 N2 W7 S5$ N5 E7 S2 E9 S6 FGR=[YR=2014] S33 E11 N1 E11 N15 UOP=[YR=2014] E6 N18 W6 S18$ N19 W6 S2 W16$ E16 N2 E6 N55$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,573.00	SF	7.00	7.00	100	2014	2014	3	95	10,460	
3	0855	CONC PAVER	0	100	3	4	12.00	SF	10.00	10.00	100	2014	2014	3	95	114	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	65	3,250	

LAND DESCRIPTION

TOTAL OB/XF 17,184

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	100		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