

TRACT 55
IN OR 1854/1015
CEDAR POINT

O'DONNELL WILLIAM J & JUDITH A
103 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,576	100	2,576	378,084
FGR	586	55	322	47,261
FOP	54	30	16	2,348
STP	15	10	2	294
STP	24	10	2	294
STP	28	10	3	440

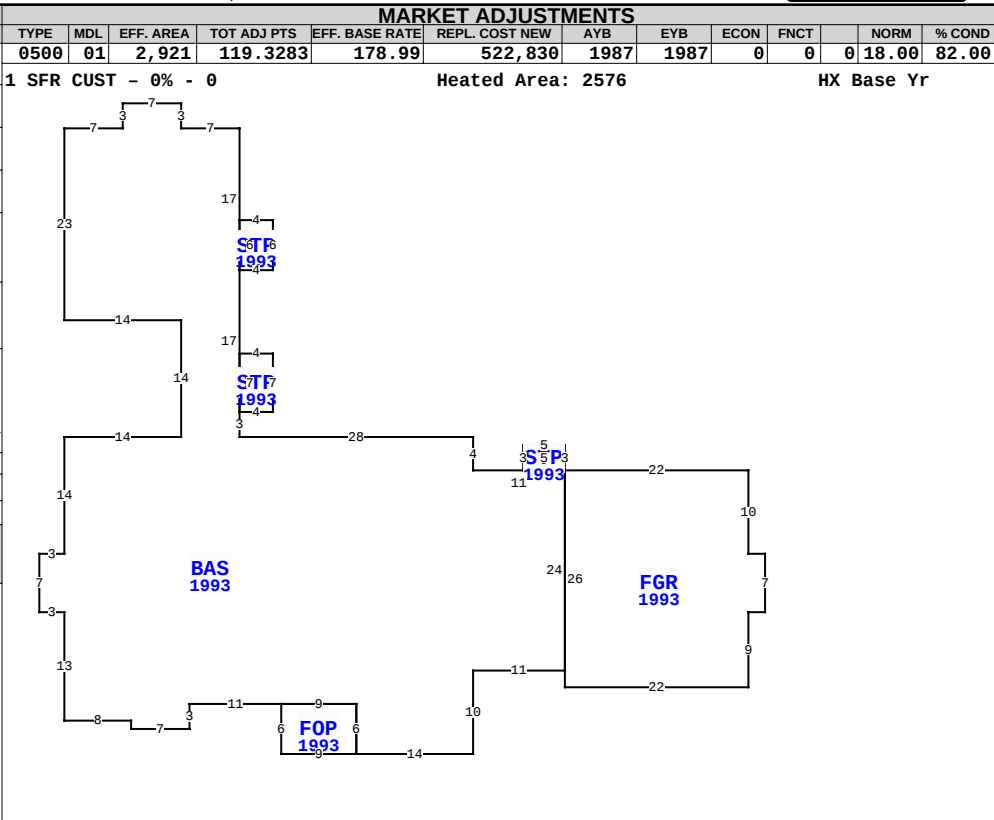
TOTALS	3,283	2,921	428,721
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	0	0	0	2,927.00	SF	4.00	4.00	100	1987	1987	3	52	6,088	
3	0850	PEBBLE WLK	0	0	0	0	218.00	SF	3.50	3.50	100	1987	1987	3	52	397	
4	1125	CB/STC 6"	0	0	180	5	900.00	SF	7.35	7.35	100	1987	1987	3	52	3,440	
5	0810	CONCRETE A	0	0	0	0	841.00	SF	6.50	6.50	100	1987	1987	3	52	2,843	
6	1076	TRELLIS A	0	0	14	24	336.00	SF	7.50	7.50	100	1997	1997	3	20	504	
7	0858	SCULP CONC	0	0	0	0	723.00	SF	13.00	13.00	100	1997	1997	3	92	8,647	

LAND DESCRIPTION	
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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							



103 SEA MARSH RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF	23,159
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REVIEW DATE	11/01/2019	BY	DJA	Total Acres:	0.00	Total Land Value:	500,000	Market:	0	Agricultural:	0	Common:	500,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	5
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	428,721
TOTAL MARKET OB/XF VALUE	23,159
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	951,880
SOH/AGL Deduction	183,553
ASSESSED VALUE	768,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	768,327
TOTAL JUST VALUE	951,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	883,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3956	N/A	140,000	03/18/1987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3956	N/A	140,000	03/18/1987

GRANTOR: MCISAAC GEORGE S & MA

GRANTEE: O'DONNELL WILLIAM J

1238/1098	6/17/2004	WD	Q	I		550,000
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GRANTOR: SUDDATH LOVICK P & NI

GRANTEE: MCISAAC GEORGE S &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 STP=[YR=1993] N3W5S3E5\$ BAS=[YR=1993] W11 N4 W28N3 STP=[YR=1993] E4N7W4S7\$ N17 STP=[YR=1993] E4N6W4 S6\$ N17 W7 N3 W7S3 W7 S23 E14 S14W14 S14 W3 S7E3 S13 E8 S1 E7 N3 E11 FOP=[YR=1993] S6 E9 N6 W9 \$ E9 S6 E14 N10 E11 N24 \$ S26 E22 N9 E2 N7 W2 N10 \$.