

LOT 58
SEA MARSH VILLAGE #2 PBK 4/16
IN OR 2326/855

KAHN CYNTHIA M
8 LIVE OAK
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0058-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 50
Interior Floo	14 CARPET 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
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
---------	----------	----

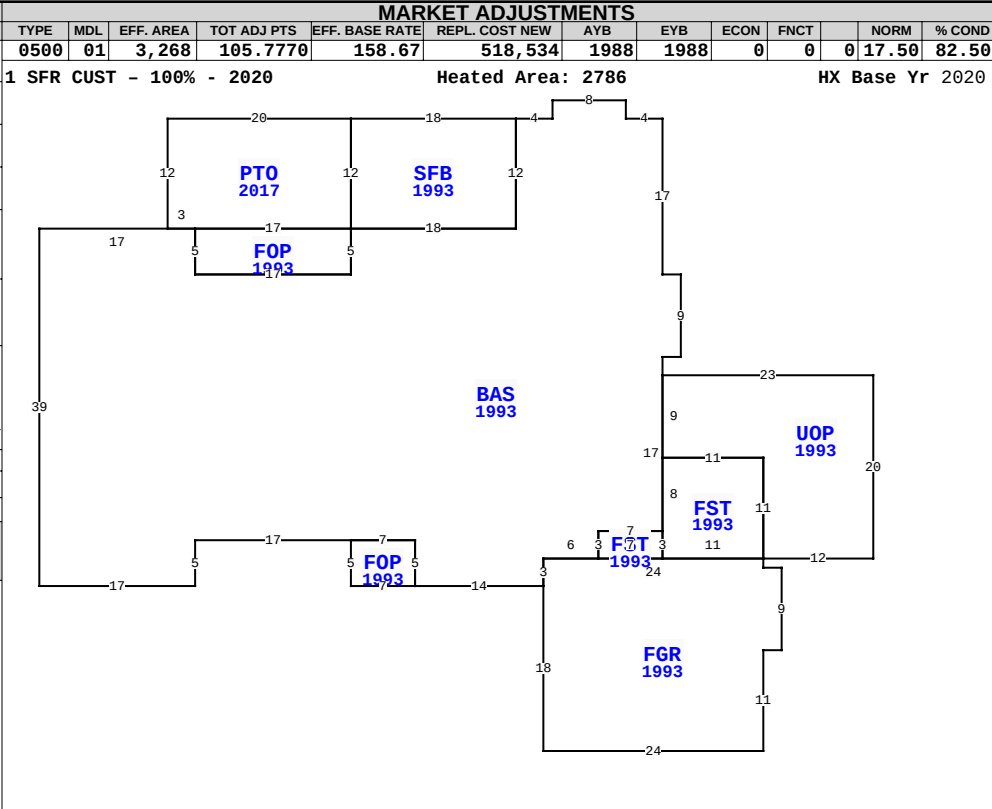
NEIGHBORHOOD/LOC	10001.00
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	342,049
FGR	522	55	287	37,569
FOP	35	30	10	1,309
FOP	85	30	26	3,403
FST	21	55	12	1,571
FST	121	55	67	8,771
PTO	240	5	12	1,571
SFB	216	80	173	22,646
UOP	339	20	68	8,902

TOTALS	4,192		3,268	427,791
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0855	CONC PAVER	0 100	0	0	2,179.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	385.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0855	CONC PAVER	0 100	0	0	2,179.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	385.00	SF	10.00	10.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					427,791				
TOTAL MARKET OB/XF VALUE					15,498				
TOTAL LAND VALUE - MARKET					550,000				
TOTAL MARKET VALUE					993,289				
SOH/AGL Deduction					391,326				
ASSESSED VALUE					601,963				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					551,963				
TOTAL JUST VALUE					993,289				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					920,037				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21418	NEW CONSTR	2,500	11/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/0855	12/17/2019	WD	Q	I	01	695,000	
GRANTOR: GINGRICH WILLIAM G ET							
GRANTEE: KAHN CYNTHIA M							
1603/0909	12/04/2008	WD	U	I	19	100	
GRANTOR: GINGRICH WILLIAM G &							
GRANTEE: GINCRICH WILLIAM G							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UOP=[YR=1993] W23 BAS=[YR=1993] N2 E2 N9 W2 N17 W4 N2 W8 S2 W4 SFB=[YR=1993] W18 PTO=[YR=2017] W20 S12 E3 FOP=[YR=1993] S5 E17 N5 W17\$ E17 N12\$ S12 E18 N12\$ S12 W18 S5 W17 N5 W17 S39 E17 N5 E17 FOP=[YR=1993] S5 E7 N5 W7\$ E7 S5 E14 FGR=[YR=1993] S18 E24 N11 E2 N9 W2 N1 FST=[YR=1993] N11 W11 S8 FST=[YR=1993] W7 S3 E7 N3\$ S3 E11\$ W24 S3\$ N3 E6 N3 E7 N17\$ S9 E11 S11 E12 N20\$.									