TRACT 67
CEDAR POINT
SEA MARSH VILLAGE 2 PB 4/16

SABA MARKUS & LYNNETTE
89 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0067-0000

BUILDING CHARACTERISTICS

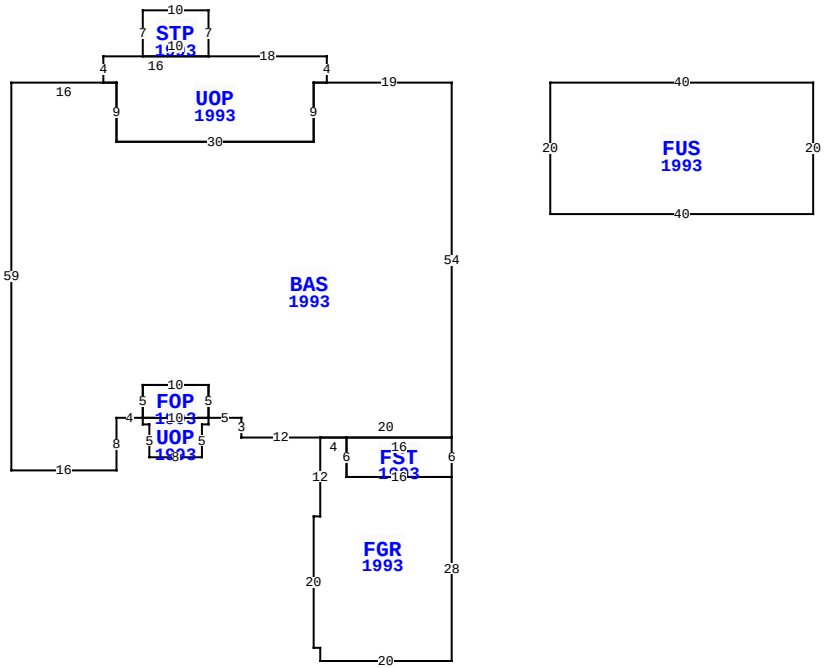
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
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	3,321	100	3,321	428,880
FGR	604	55	332	42,875
FOP	50	30	15	1,937
FST	96	55	53	6,844
FUS	800	100	800	103,313
STP	70	10	7	904
UOP	50	20	10	1,291
UOP	406	20	81	10,461
TOTALS	5,397		4,619	596,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,619	102.4905	153.74	710,125	1991	1991	0	0	0	16.00	84.00

1 SFR CUST – 100% - 2019 Heated Area: 4121 HX Base Yr 2019



89 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 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		596,505
TOTAL MARKET OB/XF VALUE		8,636
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,255,141
SOH/AGL Deduction		551,635
ASSESSED VALUE		703,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		653,506
TOTAL JUST VALUE		1,255,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,178,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6634	NEW CONSTR	200,000	07/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/764	6/06/2024	WD	Q	I	01	2,100,000
GRANTOR: MOORE WALTER K REV TR						
GRANTEE: SABA MARKUS & LYNNE						
2158/1328	11/20/2017	WD	Q	I	01	725,000
GRANTOR: BOLAN ROBERT S & ROBI						
GRANTEE: WALTER K MOORE & PA						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0850	PEBBLE WLK	0	100	0	0	2,547.00	SF	3.50	3.50	100	1991	1991	3	62	5,527	
3	0810	CONCRETE A	0	100	30	6	180.00	SF	6.50	6.50	100	1991	1991	3	62	725	
4	1125	CB/STC 6"	0	100	36	6	216.00	SF	7.35	7.35	100	1991	1991	3	62	984	

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=1993] N4 W18 STP=[YR=1993] N7W10S7E10$ W16 S4 E2 S9 E30 N9 E2 $ W2 S9 W30 N9W16 S59 E16 N8 E4 UOP=[YR=1993] S1 E1 S5 E8 N5 E1 N1 FOP=[YR=1993] N5W10S5 E10$ W10$ N5E10S5 E5 S3 E12 FGR=[YR=1993] S12 W1 S20 E1 S2 E20 N28 FST=[YR=1993] N6 W16 S6 E16 $ W16 N6 W4 $ E20 N54 $ PTR= E15 FUS=[YR=1993] E40 S20 W40 N20$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 8,636

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	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS