

TRACT 69
IN OR 735 PG 1799
CEDAR POINT

ROWE THOMAS D & SHARON M
85 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
Occupancy	00	NONE 100

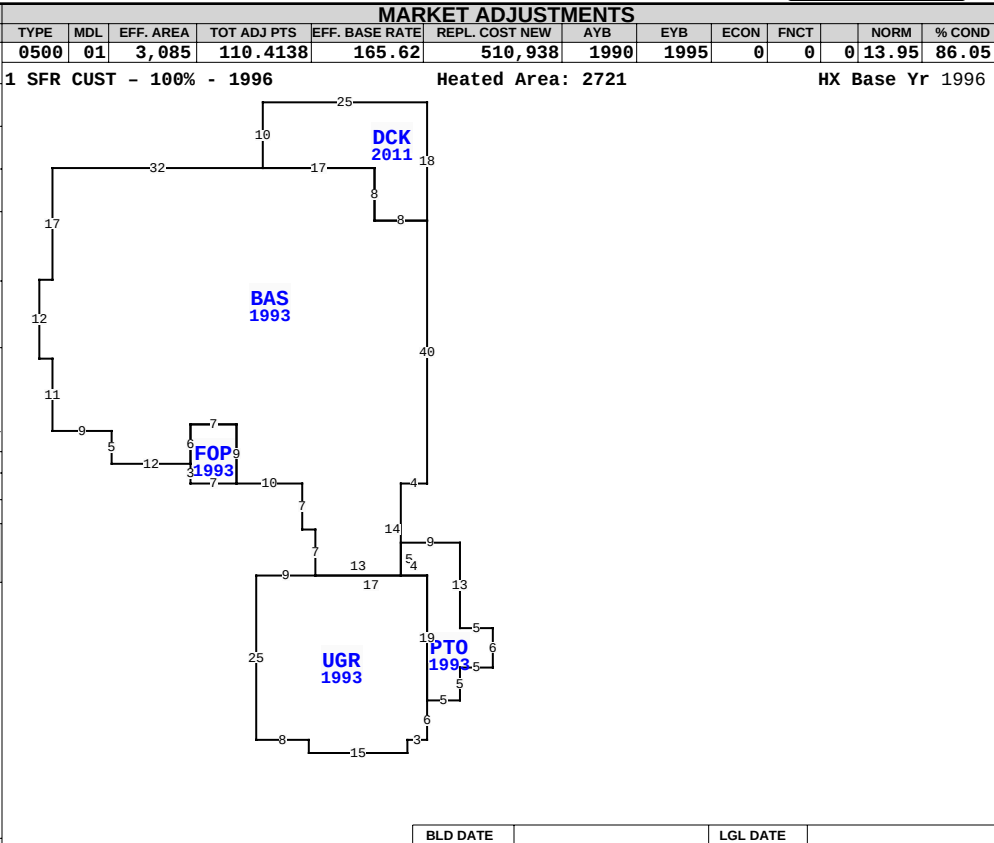
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100	2,721	387,786
DCK	314	10	31	4,418
FOP	63	30	19	2,708
PTO	170	5	8	1,140
UGR	680	45	306	43,610
TOTALS	3,948		3,085	439,662

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0850	PEBBLE WLK	0	100	0	0	
4	0446	BOX FNC 6'	0	100	0	0	
5	1126	CB/STC 8"	0	100	0	0	
6	1125	CB/STC 6"	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000140	C	SFR GOLF A	100	



85 SEA MARSH RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										05/07/2024		MLU	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				5
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 5										Tax Dist:				
BUILDING MARKET VALUE										439,662				
TOTAL MARKET OB/XF VALUE										13,587				
TOTAL LAND VALUE - MARKET										650,000				
TOTAL MARKET VALUE										1,103,249				
SOH/AGL Deduction										682,067				
ASSESSED VALUE										421,182				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										371,182				
TOTAL JUST VALUE										1,103,249				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,033,817				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992106	REPAIR/RRF	3,500	11/01/1999
6089	NEW CONSTR	117,000	11/01/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0735/1799	8/07/1995	WD	Q	I		345,000	
GRANTOR: DAVIDUSKI WALTER & AN							
GRANTEE: ROWE THOMAS & SHARO							
0134/0452	1/01/1972	WD	Q	V		22,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=2011] W25 S10 BAS=[YR=1993] W32 S17 W2 S12 E2 S11 E9 S5 E12 FOP=[YR=1993] S3 E7N9 W7 S6 \$ N6 E7 S9 E10 S7 E2 S7 UGR=[YR=1993] W9 S25 E8 S2 E15 N2E3 N6 PTO=[YR=1993] E5 N5 E5 N6 W5 N13 W9 S5 E4 S19 \$ N19 W17 \$ E13 N14 E4 N40 W8 N8 W17\$ E17 S8 E8 N18\$.									