

KOVAC JOHN/HOYT WENDY
98 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 80

Exterior Wall17CB STUCCO 20

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall08DECORATIVE 70

Interior Wall05DRYWALL 30

Interior Floo12HARDWOOD 90

Interior Floo19MARBLE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3.5100

Frame02WOOD FRAME 100

Stories2.2.100

Units0100

BUD8 Adjustme05DIST 1A 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA10

NEIGHBORHOOD/LOC10001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,6761002,676255,600

BAS75100757,164

BAS1,0751001,075102,679

DCK1,0571010610,125

FGR6585536234,577

FOP4030121,146

FOP8030242,292

FOP17430524,967

FSP256401029,743

FUS91510091587,397

TOTALS7,4425,835557,334

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI00001.00UT2,000.002,000.00100198619863601,200

20855CONC PAVER00002,876.00SF10.0010.001002002200238223,583

30855CONC PAVER00001,217.00SF10.0010.00100200220023829,979

40810CONCRETE A0000109.00SF6.506.5010019931993366468

51126CB/STC 8"000076.00SF8.008.0010019931993366401

61242WD DECK A000016.00SF10.0010.001002002200232032

LAND DESCRIPTIONTOTAL OB/XF35,663

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000116CSFR MARSH0RSF-10.000.001.00LT1.001.001.00800,000.00800,000.00800,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 800,000Market: 0Agricultural: 0Common: 800,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTAPNORM% COND

0500015,835103.5405155.31906,2341986198602018.5061.50

1 SFR CUST - 0% - 0Heated Area: 5177HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE557,334

TOTAL MARKET OB/XF VALUE35,663

TOTAL LAND VALUE - MARKET800,000

TOTAL MARKET VALUE1,392,997

SOH/AGL Deduction93,590

ASSESSED VALUE1,299,407

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,299,407

TOTAL JUST VALUE1,392,997

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,369,932

SALES DATA

OFF RECORD NumberDATETYPEQUANTITYVOLUMEI RSNCDSALE PRICE

2706/13714/09/2024WDUI11100

GRANTOR: DARNELL LEIANN

GRANTEE: KOVAC JOHN

2705/4924/09/2024WDQUI012,300,000

GRANTOR: DARNELL LEIANN

GRANTEE: KOVAC JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L6 U6 W1N16W2N6 BAS=[YR=2004] U15 L15 W22 D4 L4 DCK=[YR=2004] U10 L10 U12 R12 U5 L5 D12 L12 U7 L7 FSP=[YR=2007] N16 W16 S16 E16\$ L6 D6 D7 R7 L13 D13 D10 R10 D10 L10 D12 R12 E2 N9E9N16 U11 R11 \$ D11 L11 S20E26 N20E26\$W26S20W26N4 W9 S29 E3 BAS=[YR=2004] S5 E15 N5 W15 \$ E20 FOP=[YR=2004] S5 E12 S2 W3 S8 E3 S3 E5 N18 W17\$ E17 S28 FGR=[YR=1993] D3 L3 S20 R3 D3 FOP=[YR=1993] S2 E20 N2 W20 \$ E20 U3 R3 N20 L3 U3 W20 \$ E14 N28 E10 U6 R6 N11 \$ PTR=E15 FUS=[YR=1993] E5 N5 E8 N5 E4 S5 E3 S3 E5 S2 E5 S25 W5 S3 FOP=[YR=2004] S4 W20 N4 E20 \$ W20 N3 W5 N25 \$ W15 \$ PTR=E15 N25 FUS=[YR=2003] N16 E6 N4 E3 S4 E7 S1 E24 S7 W24 S8 W16 \$ W15 S25 \$.