

LOT 3
IN OR 1082/1791
CEDAR POINT SUB PB 4/103

HAAS THOMAS/HAAS JULIANNE
102 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-030A-0003-0000



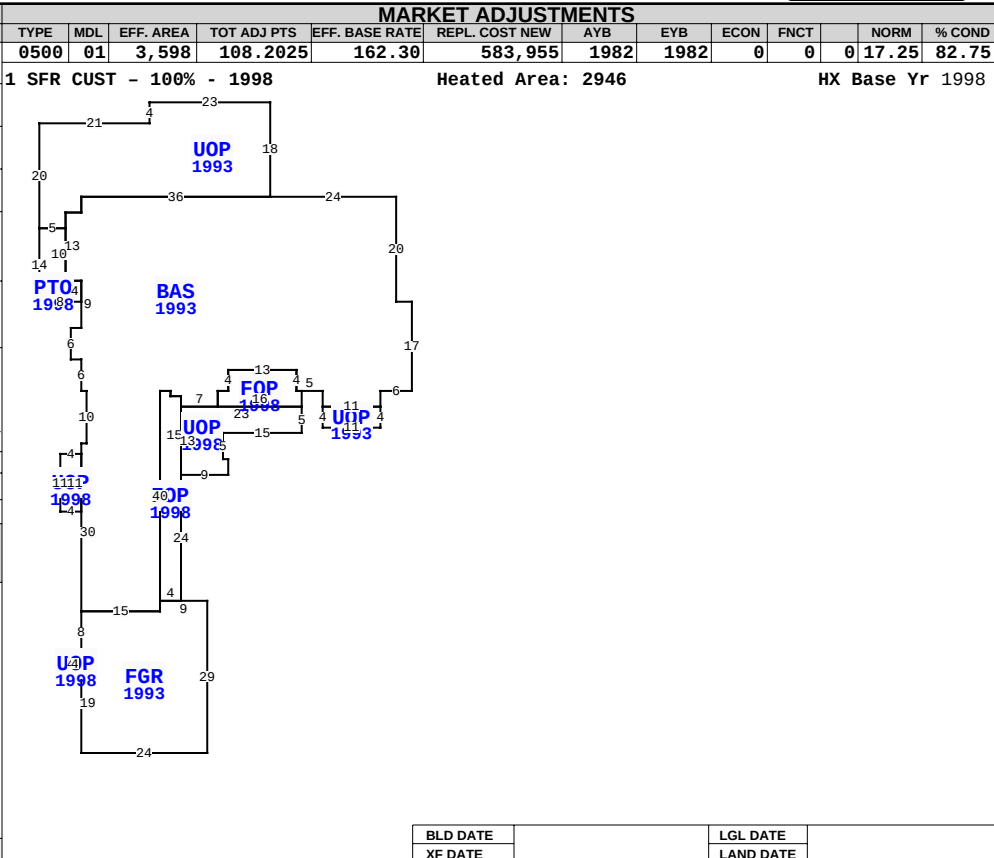
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,946	100	2,946	395,658
FGR	666	55	366	49,155
FOP	100	30	30	4,029
FOP	158	30	47	6,312
PTO	82	5	4	537
UOP	44	20	9	1,209
UOP	747	20	149	20,011
UOP	8	20	2	269
UOP	44	20	9	1,209
UOP	182	20	36	4,835
TOTALS	4,977		3,598	483,223

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0850	PEBBLE WLK	0 100	0	0	3,515.00	SF	3.50	3.50
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0861	POOL GUNIT	0 100	0	0	529.00	SF	85.00	85.00
4	0810	CONCRETE A	0 100	12	4	48.00	SF	6.50	6.50
5	0825	BRICK	0 100	0	0	119.00	SF	12.50	12.50
6	0810	CONCRETE A	0 100	0	0	42.00	SF	6.50	6.50
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00
8	0450	PREFAB FNC	0 100	0	0	76.00	LF	8.00	8.00
9	1126	CB/STC 8"	0 100	0	0	571.00	SF	8.00	8.00
10	0857	SANDSTONE/	0 100	0	0	624.00	SF	16.00	16.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00



102 SEA MARSH RD, FERNANDINA BEACH

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

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	0850	PEBBLE WLK	0 100	0	0	3,515.00	SF	3.50	3.50	100	1982	1982	3	38	4,675	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
3	0861	POOL GUNIT	0 100	0	0	529.00	SF	85.00	85.00	100	1982	1982	3	20	8,993	
4	0810	CONCRETE A	0 100	12	4	48.00	SF	6.50	6.50	100	1982	1982	3	38	119	
5	0825	BRICK	0 100	0	0	119.00	SF	12.50	12.50	100	1982	1982	3	77	1,145	
6	0810	CONCRETE A	0 100	0	0	42.00	SF	6.50	6.50	100	1982	1982	3	38	104	
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	27	162	
8	0450	PREFAB FNC	0 100	0	0	76.00	LF	8.00	8.00	100	1990	1990	3	20	122	
9	1126	CB/STC 8"	0 100	0	0	571.00	SF	8.00	8.00	100	1982	1982	3	38	1,736	
10	0857	SANDSTONE/	0 100	0	0	624.00	SF	16.00	16.00	100	2013	2013	3	98	9,784	

TOTAL OB/XF										27,870									
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
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										5									
VALUATION BY										STANDARD									
Tax Group: 5										Tax Dist:									
BUILDING MARKET VALUE										483,223									
TOTAL MARKET OB/XF VALUE										27,870									
TOTAL LAND VALUE - MARKET										800,000									
TOTAL MARKET VALUE										1,311,093									
SOH/AGL Deduction										690,598									
ASSESSED VALUE										620,495									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										570,495									
TOTAL JUST VALUE										1,311,093									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										1,288,943									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804618	REMODEL	129,700	01/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1082/1791	9/26/2002	WD	U	I	01	210,300			
GRANTOR: HAAS JULIANNE M									
GRANTEE: HAAS THOMAS J & JUL									
0808/1905	10/07/1997	WD	Q	I		460,000			
GRANTOR: GOWENS MARGARET B & D									
GRANTEE: HAAS JULIANNE M									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W24 UOP=[YR=1993] N18 W23 S4 W21									
S20PT0=[YR=1998] S14 E8 N4 W3 N10 W5 \$ E5 N3 E3 N3 E36 \$ W36									
S3 W3 S13 E3 S9 W2 S6 E2 S6 E1 S10 W1 S2 UOP=[YR=1998] W4									
S11 E4 N11 \$ S30 FGR=[YR=1993] S8 UOP=[YR=1998] W2 S4 E2 N4									
\$ S19 E24 N29 W9 S2 W15 \$ E15 N2 FOP=[YR=1998] E4 N24									
UOP=[YR=1998] E9 N3 W1 N5 E15 N5 FOP=[YR=1998] N3 W1 N4 W13									
S4 W2 S3 E16 \$ W23 S13 \$ N15 W2 N1 W2 S40 \$ N40 E2 S1 E2 S2									
E7 N3 E2 N4 E13 S4 E5 S3 UOP=[YR=1993] S4 E11 N4 W11 \$ E11									
N3 E6 N17 W3 N20 \$.									