

LOT 4
OR 332 PG 341
CEDAR POINT SUB 4/103

KENNARD JOANNA M
104 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-030A-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 100								0500	01	3,287	110.6070	165.91	545,346	1982	1992	0	0	0	15.50	84.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 1983										Heated Area: 2942										HX Base Yr 1983									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 50																																					
Interior Floo	15	HARDTILE 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. 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	2,333	100	2,333	327,072																																			
BAS	143	100	143	20,048																																			
BAS	352	100	352	49,348																																			
DCK	80	10	8	1,121																																			
FGR	552	55	304	42,619																																			
FOP	9	30	3	421																																			
FOP	42	30	13	1,823																																			
SFB	143	80	114	15,982																																			
STP	3	10	0	0																																			
STR	45	10	4	561																																			
TOTALS		3,832		3,287		460,817		** This building has 11 Sub-Areas																															
EXTRA FEATURES		104 SEA MARSH RD, FERNANDINA BEACH																																					
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	0855	CONC PAVER	0	100	0	0	2,739.00	SF	7.00	7.00	100	2017	2017	3	97	18,598																							
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	0855	CONC PAVER	0	100	0	0	228.00	SF	7.00	7.00	100	2017	2017	3	97	1,548																							
4	0835	QUARY TILE	0	100	0	0	100.00	SF	10.00	10.00	100	1982	1982	3	38	380																							
5	1126	CB/STC 8"	0	100	0	0	55.00	SF	8.00	8.00	100	1982	1982	3	38	167																							
LAND DESCRIPTION		TOTAL OB/XF 21,723																																					
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	DENSITY	DECL	FRZ	YR	CONSRV															
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																						
REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS																																							