

LOT 7
IN OR 2131/227
CEDAR POINT SUB 4/103

KOLASA ANTHONY J & PEGGY K
110 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-030A-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	3,255	100	3,255	393,875
BAS	270	100	270	32,671
BAS	270	100	270	32,671
FGR	491	55	270	32,671
FGR	655	55	360	43,563
FOP	54	30	16	1,936
FOP	126	30	38	4,599
FOP	343	30	103	12,464
FST	18	55	10	1,210
FST	60	55	33	3,993
TOTALS	7,260		5,924	716,840

** This building has 14 Sub-Areas

110 SEA MARSH RD, FERNANDINA BEACH

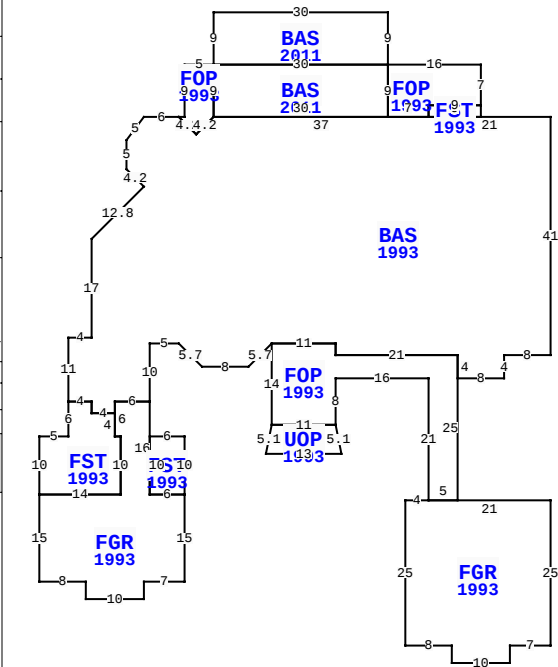
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	1993	1993	3	74	2,960
2	0858	SCULP CONC	0	100	0	0		2,366.00	SF 13.00	13.00	100	1993	1993	3	89	27,375
3	0810	CONCRETE A	0	100	0	0		116.00	SF 6.50	6.50	100	1993	1993	3	66	498
4	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1993	1993	3	20	200
5	1242	WD DECK A	0	100	0	0		143.00	SF 10.00	10.00	100	1993	1993	3	20	286
6	0444	BOX FNC 4'	0	100	0	0		42.00	LF 6.50	6.50	100	1993	1993	3	20	55
7	0445	BOX FNC 5'	0	100	0	0		20.00	LF 8.10	8.10	100	1993	1993	3	20	32
8	1242	WD DECK A	0	100	12	9		108.00	SF 10.00	10.00	100	1993	1993	3	20	216
9	1242	WD DECK A	0	100	6	2		12.00	SF 10.00	10.00	100	1993	1993	3	20	24

LAND DESCRIPTION										TOTAL OB/XF										31,646	
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	L VA				
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					

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 5,924 94.9050 142.36 843,341 1993 1993 0 0 0 15.00 85.00
1 SFR CUST - 100% - 2018 Heated Area: 4910 HX Base Yr 2018



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		716,840
TOTAL MARKET OB/XF VALUE		31,646
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,548,486
SOH/AGL Deduction		385,155
ASSESSED VALUE		1,163,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,113,331
TOTAL JUST VALUE		1,548,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,517,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7955	NEW CONSTR	213,850	03/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2131/0227	6/30/2017	WD	Q	I	01
GRANTOR: BRANCH HARRY E TRUSTE					
GRANTEE: KOLASA ANTHONY J &					
1889/0880	11/06/2013	WD	U	I	30
GRANTOR: BRANCH HARRY E					
GRANTEE: BRANCH HARRY E TRUS					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1993] W16 BAS=[YR=2011] N9 W30 S9 BAS=[YR=2011] S9 E30 N9 W30 \$ E30 \$ S9E7FST=[YR=1993] E9N2W9 S2 \$ BAS=[YR=1993] W37FOP=[YR=1993] N9 W5 S9 W1 D3 R3 U3 R3 \$ D3 L3 L3 U3 W6 D4 L3 S5 D3 R3 D9 L9 S17W4 S11 FST=[YR=1993] S6W5 S10 FGR=[YR=1993] S15 E8 S3 E10N3E7 N15 FST=[YR=1993] N10 W6 S10E6\$W6N16W6 S6 E1S10 W14 \$E14N10 W1N4W4N2 W4 \$ E4S2 E4N2E6 N10 E5 D4 R4 E8 U4 R4 FOP=[YR=1993] S14 UOP=[YR=1993] D5 L1 E13 U5 L1 W11\$ E11 N8 E16S21 FGR=[YR=1993] W4 S25 E8 S3E10N3E7 N25W21\$E5 N25W21N2 W11\$E11 S2 E21S4E8N4E8N41 W21\$N2E9N7 \$ FUS=[YR=1993] 1115\$ UOP=[YR=1993] 363\$.					