



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	234	100	234	30,341
BAS	2,037	100	2,037	264,123
FGR	591	55	325	42,141
FOP	40	30	12	1,556
FUS	802	100	802	103,989
PTO	144	5	7	908
UOP	120	20	24	3,112
UOP	239	20	48	6,224
TOTALS	4,207		3,489	452,393

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	1,137.00	SF	4.00	4.00	
3	0803	ASPHALT C	0	0	125	14	1,750.00	SF	2.00	2.00	
4	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50	3.50	
5	1125	CB/STC 6"	0	0	0	0	264.00	SF	7.35	7.35	
6	0445	BOX FNC 5'	0	0	0	0	18.00	LF	8.10	8.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RT	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,489	104.1440	156.22	545,052	1989	1989	0	0	0 17.00	83.00
1 SFR CUST - 0% - 0											
Heated Area: 3073											
HX Base Yr											

4 SEA MARSH CV, FERNANDINA BEACH				XF DATE INC DATE		LAND DATE AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
1,137.00	SF	4.00	4.00	100	1989	1989	3	57	2,592	
1,750.00	SF	2.00	2.00	100	1989	1989	3	50	1,750	
140.00	SF	3.50	3.50	100	1989	1989	3	57	279	
264.00	SF	7.35	7.35	100	1989	1989	3	57	1,106	
18.00	LF	8.10	8.10	100	1989	1989	3	20	29	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		452,393	
TOTAL MARKET OB/XF VALUE		7,076	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,059,469	
SOH/AGL Deduction		228,534	
ASSESSED VALUE		830,935	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		830,935	
TOTAL JUST VALUE		1,059,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,039,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5788	NEW CONSTR	189,709	06/05/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2448/0098	3/31/2021	WD U	I	I	11
GRANTOR: TRIGG KATHERINE M					
GRANTEE: TRIGG KATHERINE M T					
2380/1153	7/30/2020	WD U	I	I	11
GRANTOR: MONTAGUE REBECCA L					
GRANTEE: TRIGG KATHERINE M					

BUILDING NOTES											
FGR=[YR=1993] W24 S4 BAS=[YR=1993] W16 N10 W11 PTO=[YR=2011] N4 W12 S12 E12 N8 \$ S8 W12 N3 W18 S7 BAS=[YR=1993] W12 UOP=[YR=1993] W13 S9 D9 L5 E12 U6 R6 N12\$ S12 L6 D6 E18 N18 \$S18 W30 S3 W3 S8E3 S3 E23 S3 E7 S2 E18 N4 UOP=[YR=1993] E10 N12 FOP=[YR=1993] E1 N4 W10 S4 E9 \$ W10 S12 \$ N12 E1 N4 E10 N3 E23 N3 E5 N13 \$ S13 W5 S3 E5 S4 E24 N24 \$ PTR=E15FUS=[YR=1993] E3 N3 E12 N25 E18 S9 E11 S8 W11 S12 W18 S10 W12 N3 W3 N8 \$ W15 \$.											

TOTAL OB/XF											
7,076											