

LOT 3
IN OR 2054/1469
LAKEHOUSES PB 5/50 & 51

LANE GREGORY R
6 SEA MARSH COVE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1200-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 70
Interior Floor	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	1.	1. 100
Units	0	100

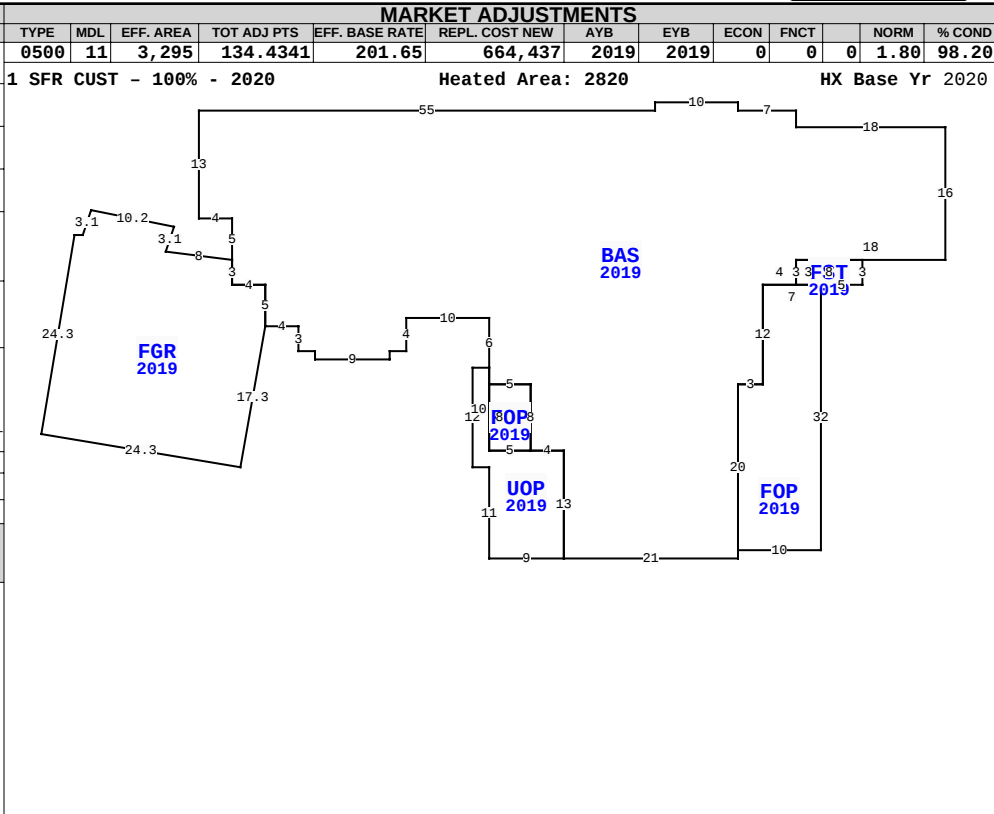
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,820	100	2,820	558,417
FGR	613	55	337	66,733
FOP	40	30	12	2,376
FOP	284	30	85	16,831
FST	24	55	13	2,574
UOP	141	20	28	5,544

TOTALS	3,922		3,295	652,477
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,110.00	SF	10.00	10.00
3	0857	SANDSTONE/	0 100	0	0	830.00	SF	16.00	16.00
4	1134	LANDSCP BL	0 100	0	0	108.00	SF	3.00	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RT	0.00	0.00	1.00



6 SEA MARSH CV, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC 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	2019	2019	3	99	1,980	
1,110.00	SF	10.00	10.00	100	2019	2019	3	98	10,878	
830.00	SF	16.00	16.00	100	2019	2019	3	99	13,147	
108.00	SF	3.00	3.00	100	2019	2019	3	99	321	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		652,477	
TOTAL MARKET OB/XF VALUE		26,326	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,278,803	
SOH/AGL Deduction		523,977	
ASSESSED VALUE		754,826	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		704,826	
TOTAL JUST VALUE		1,278,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,249,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801164	NEW CONSTR	372,307	02/02/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2054/1469	6/23/2016	WD	Q	V	01
					SALE PRICE
					310,000
GRANTOR: SIMMONS LOU J					
GRANTEE: LANE GREGORY R					
1038/0374	2/19/2002	WD	Q	V	
					270,000
GRANTOR: DAHL CURTIS S					
GRANTEE: SIMMONS LOU J					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W18 N2 W7 N1 W10 S1 W55 S13 E4 S5 FGR=[YR=2019] U1 L8 U3 R1 U2 L10 D3 L1 W1 D24 L4 D4 R24 U17 R3 N5W4N3\$ S3 E4 S5 E4 S3 E2 S1 E9 N1 E2 N4 E10 S6 UOP=[YR=2019] W2 S12 E2 S11 E9 N13 W4 FOP=[YR=2019] N8 W5 S8 E5\$ W5 N10 \$ S2 E5 S8 E4 S13 E21 N1 FOP=[YR=2019] E10 N32 FST=[YR=2019] E5 N3 W8 S3 E3\$ W7 S12 W3 S20\$ N20 E3 N12 E4 N3 E18 N16\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
26,326									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RT	0.00	0.00	1.00