



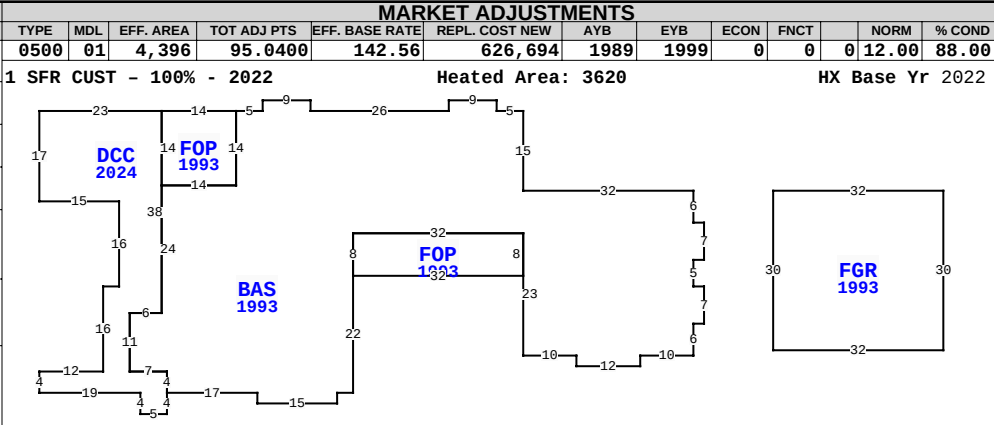
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,620	100	3,620	454,139
DCC	745	15	112	14,051
FGR	960	55	528	66,239
FOP	196	30	59	7,402
FOP	256	30	77	9,660
TOTALS	5,777		4,396	551,491

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,992.00	SF	4.00	4.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	1124	CB/STC 4"	0 100	0	0	543.00	SF	6.50	6.50
4	0803	ASPHALT C	0 100	118	14	1,652.00	SF	2.00	2.00
6	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

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



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,396	95.0400	142.56	626,694	1989	1999	0	0	12.00	88.00
12 SEA MARSH CV, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,992.00	SF	4.00	4.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
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TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					551,491				
TOTAL MARKET OB/XF VALUE					48,246				
TOTAL LAND VALUE - MARKET					600,000				
TOTAL MARKET VALUE					1,199,737				
SOH/AGL Deduction					377,744				
ASSESSED VALUE					821,993				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					771,993				
TOTAL JUST VALUE					1,199,737				
NCON VALUE					52,771				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,133,235				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004460	ADDITION	32,934	06/01/2022
22004047	SWIM POOL	75,000	03/15/2022
5540	NEW CONSTR	199,500	02/17/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2411/0522	11/17/2020	WD	Q	I	01	969,000	
GRANTOR:SMITH MARIE C							
GRANTEE:WASDIN HOWARD E & D							
0780/1603	12/30/1996	WD	U	I	01	100	
GRANTOR:ASBURY LLOYD T TRUSTE							
GRANTEE:SMITH LLOYD III & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W32 N15 W5 N2 W9 S2 W26 N2 W9 S2 W5 S14 W14 S24 W6 S11 E7 S4 E17 S2 E15 N2 E3 N22 N8 E32 S23 E10 S2 E12 N2 E10 N6 E2 N7 W2 N5 E2 N7 W2 N6 \$									
FGR=[YR=1993;ORIG=15,0] E32 S30 W32 N30 \$									
FOP=[YR=1993;ORIG=-64,16] E32 N8 W32 S8 \$									
FOP=[YR=1993;ORIG=-86,-15] W14 S14 E14 N14 \$									
PTR=[ORIG=0,0] E15 W15 \$									
DCC=[YR=2024;ORIG=-100,-15] W23 S17 E15 S16 W3 S16 W12 S4 E19 S4 E5 N4 N4 W7 N11 E6 N38 \$									