LOT 35
IN OR 2161/768
SEA MARSH VILLAGE #1 PB 4/11

ALSTON WALTER J & DEBORAH H
71 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1900-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

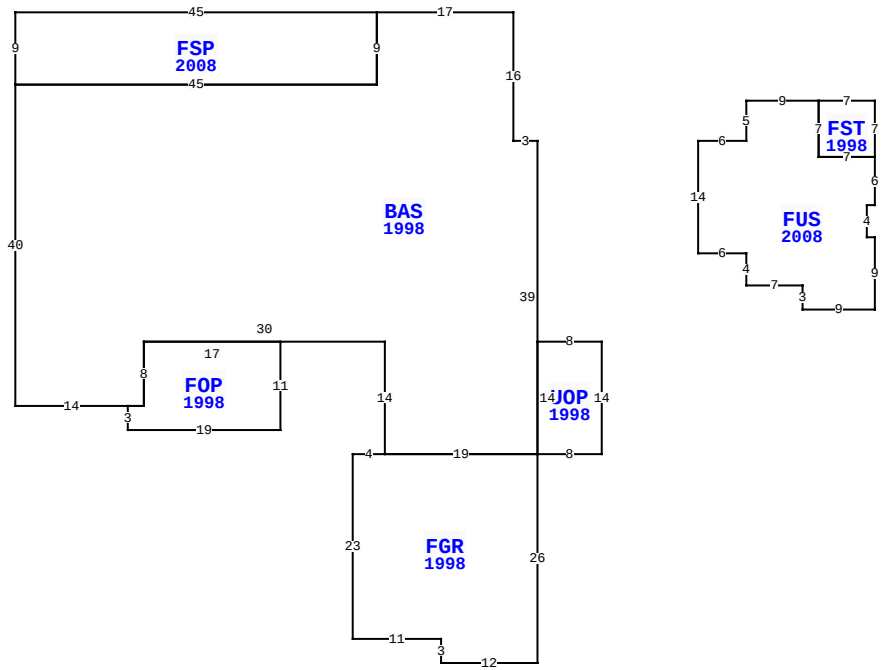
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,606	100	2,606	366,869
FGR	565	55	311	43,782
FOP	193	30	58	8,166
FSP	405	40	162	22,806
FST	49	55	27	3,801
FUS	426	100	426	59,972
UOP	112	20	22	3,098
TOTALS	4,356		3,612	508,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,612	107.2575	160.89	581,135	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2019 Heated Area: 3032 HX Base Yr 2019



71 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		508,493
TOTAL MARKET OB/XF VALUE		11,429
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,169,922
SOH/AGL Deduction		525,898
ASSESSED VALUE		644,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		594,024
TOTAL JUST VALUE		1,169,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,097,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704499	NEW CONSTR	179,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/0768	11/29/2017	WD	Q	I	01	760,000
GRANTOR: JONES HARRY T IV & RI						
GRANTEE: ALSTON WALTER J & D						
1613/1586	4/06/2009	WD	Q	I	01	650,000
GRANTOR: GRAHAM JAMES E & BARB						
GRANTEE: JONES HARRY T IV &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 N16 W17 FSP=[YR=2008] W45 S9 E45 N9 $ S9 W45 S40 E14 FOP=[YR=1998] S3 E19 N11 W17 S8 W2 $ E2 N8 E30 S14 FGR=[YR=1998] W4 S23 E11 S3 E12 N26 W19 $ E19 UOP=[YR=1998] E8 N14 W8 S14 $ N39 $ PTR= E20 FUS=[YR=2008] E6 N5 E9 FST=[YR=1998] E7 S7 W7 N7 $ S7 E7 S6 W1 S4 E1 S9 W9 N3 W7 N4 W6 N14$ W20 $.

EXTRA FEATURES

LN	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	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	1,640.00	SF	6.50	6.50	100	1998	1998	3	75	7,995	
3	0858	SCULP CONC	0	100	0	0	150.00	SF	13.00	13.00	100	1998	1998	3	93	1,814	

LAND DESCRIPTION

TOTAL OB/XF 11,429

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 11/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS