

LOT 41
IN OR 2195/1750
SEA MARSH VILLAGE UNIT 1

KUSHNER MICHAEL JAMES/WARDEN SARAH JOAN
35 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1900-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LVT/LAMMT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MKT AREA 10

NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,858	100	2,858	404,552
BAS	189	100	189	26,753
FGR	682	55	375	53,082
FGR	264	55	145	20,525
FOP	16	30	5	708
FOP	90	30	27	3,822
FUS	938	100	938	132,774
FUS	176	100	176	24,913
PTO	44	5	2	283
UOP	25	20	5	708
TOTALS	5,808		4,825	682,981

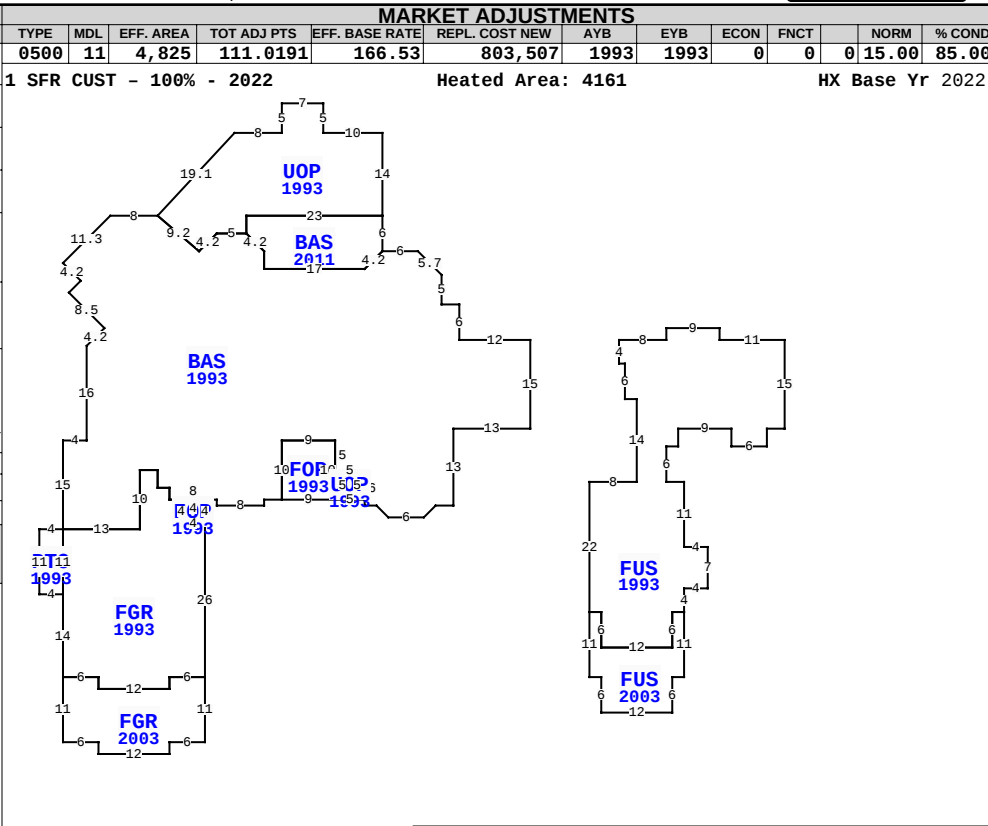
EXTRA FEATURES

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	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	0855	CONC PAVER	0 100	0	0	3,594.00	SF	7.00	7.00	100	2015	2015	3	95	23,900	
3	0810	CONCRETE A	0 100	62	3	186.00	SF	6.50	6.50	100	1993	1993	3	66	798	
4	0825	BRICK	0 100	0	0	239.00	SF	12.50	12.50	100	1993	1993	3	89	2,659	
5	1125	CB/STC 6"	0 100	0	0	116.00	SF	7.35	7.35	100	1993	1993	3	66	563	
6	0444	BOX FNC 4'	0 100	0	0	29.00	LF	6.50	6.50	100	1993	1993	3	20	38	

LAND DESCRIPTION

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	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 05/12/2019 BY KBA



35 SEA MARSH RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 29,438

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	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							

Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		682,981
TOTAL MARKET OB/XF VALUE		29,438
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,362,419
SOH/AGL Deduction		404,978
ASSESSED VALUE		957,441
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		907,441
TOTAL JUST VALUE		1,362,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,282,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035115	REPAIR/RRF	1,430	06/01/2003
B0311126	FOUNDATION	2,350	05/01/2003
B0363394	ADDITION	52,000	05/01/2003
8562	NEW CONSTR	214,500	12/25/1992

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1750	5/10/2018	WD	Q	I	01	874,500

GRANTOR: SEA MARSH ESTATES LLC
GRANTEE: KUSHNER MICHAEL JAM
1639/0397 8/28/2009 WD U I 16 100
GRANTOR: BOOKER SARAH MOORE
GRANTEE: SEA MARSH ESTATES L

SALES DATA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 W3 N5 U4 L4 W6 BAS=[YR=2011] N6
UOP=[YR=1993] N14W10 N5 W7 S5W8 D14 L13 D6 R7 U3 R3 E5
N3E23\$ W23S3 D3 R3 S3E17 U3 R3 \$ D3 L3 W17 N3 U3 L3 W5 D3
L3 U6 L7 W8 D8 L8 D3 R3 D2 L2 D6 R6 D3 L3 S16
W4S15PT0=[YR=1993] W4S11 E4 FGR=[YR=1993] S14FGR=[YR=2003]
S11E6S2 E12 N2 E6 N11 W6 S2 W12 N2 W6\$ E6 S2E12N2 E6N26
FOP=[YR=1993] N4W4 S4E4\$W4N4W2N2W2N3 W3S10W13S11\$ N11\$E13
N10E3S3E2 S2E8S1E8N1E3 FOP=[YR=1993] E9 UOP=[YR=1993]
E5N5W5S5\$ N10W9S10\$N10 E9 S5E5S6 E2 D2 R2 E6 U2 R2 E3
N13E13N15\$ PTR= E15FUS=[YR=1993] E8N2E9S2E11S15 W3
S3W6N3W9S3W2S6E3S11E4S7W4S4 FUS=[YR=2003] S11 W2 S6 W12 N6
W2 N11 E2 S6 E12 N6 E2 \$W2 S6W12 N6W2N2E8N14W2N6W1N4\$ W15\$.

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