LOT 43
IN OR 2012/1451
SEA MARSH VILLAGE 1 PB 4/11

COOK DANIEL G & HEIDI M
31 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1900-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

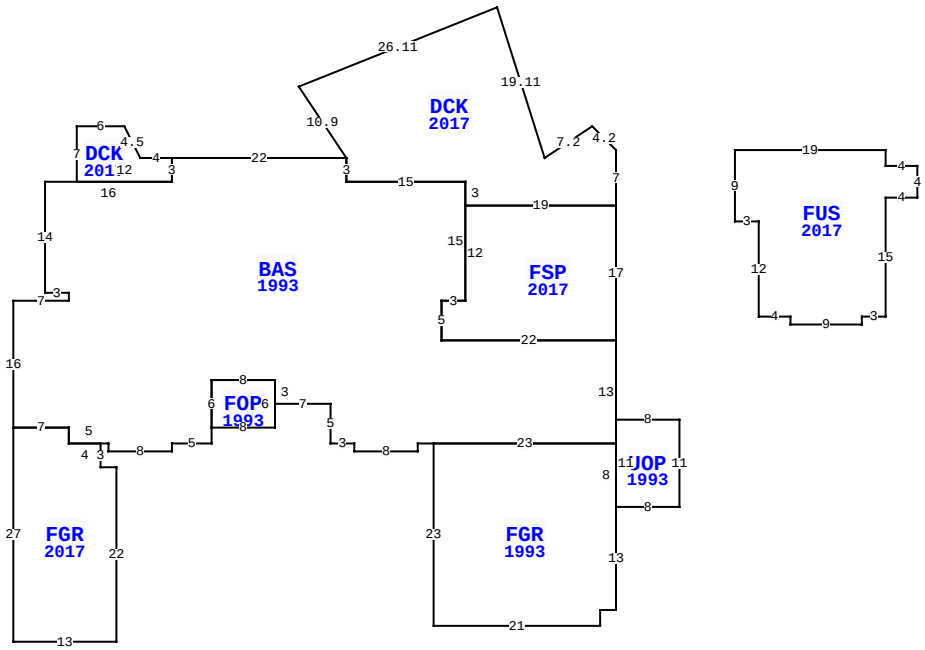
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,019	100	2,019	292,680
DCK	64	10	6	870
DCK	559	10	56	8,118
FGR	525	55	289	41,894
FGR	333	55	183	26,528
FOP	48	30	14	2,030
FSP	338	40	135	19,570
FUS	728	100	728	105,533
FUS	388	100	388	56,246
UOP	88	20	18	2,609
TOTALS	5,090		3,836	556,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,836	106.7850	160.18	614,450	1974	2004	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2016 Heated Area: 3135 HX Base Yr 2016



31 SEA MARSH RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		556,077
TOTAL MARKET OB/XF VALUE		4,036
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,210,113
SOH/AGL Deduction		545,922
ASSESSED VALUE		664,191
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		609,191
TOTAL JUST VALUE		1,210,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,135,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632613	ADDITION	0	07/06/2016
R1213073	ROOF	17,000	08/01/2012
8657	ADDITION	42,400	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1451	10/29/2015	WD	Q	I	02	575,000
GRANTOR: GUSHUE CATHERINE FLEM						
GRANTEE: COOK DANIEL G & HEI						
1947/1737	11/13/2014	QC	U	I	11	100
GRANTOR: GUSHUE CATHERINE F						
GRANTEE: GUSHUE CATHERINE FL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] U3 L3 D4 L6 U19 L6 L25 D10 D9 R6
BAS=[YR=1993] W22 DCK=[YR=2017] W4 U4 L2 W6 S7 E12 N3 $ S3 W16 S14 E3 S1 W7 S16 FGR=[YR=2017] S27 E13 N22 W2 N3 W4 N2 W7$ E7 S2 E5 S1 E8 N1 E5 N2 FOP=[YR=1993] E8 N6 W8 S6$ N6 E8 S3 E7 S5 E3 S1 E8 N1 E2 FGR=[YR=1993] S23 E21 N2 E2 N13 UOP=[YR=1993] E8 N11 W8 S11$ N8 W23$ E23 N13 FSP=[YR=2017] N17 W19 S12 W3 S5 E22$ W22 N5 E3 N15 W15 N3$ S3 E15 S3 E19 N7$ PTR=E15 FUS=[YR=2017] E19 S2 E4 S4 W4 S15 W3 S1 W9 N1 W4 N12 W3 N9$ W15$ FUS=[YR=1993] 728$.

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	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	6.50	100	1980	1980	3	32.5	275	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
3	0803	ASPHALT C	0	100	0	0	2,041.00	SF	2.00	2.00	100	1980	1980	3	50	2,041	
4	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2013	2013	3	94	790	

LAND DESCRIPTION

TOTAL OB/XF 4,036

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS