LOT 46
IN OR 1994/383
SEA MARSH VLG UNIT 1 PB 4/11

CABLE RICHARD C & ELIZABETH A
25 SEA MARSH RD
FERNANDINA BEACH, FL 32034

**2024**

**01-6N-29-1900-0046-0000**

## BUILDING CHARACTERISTICS

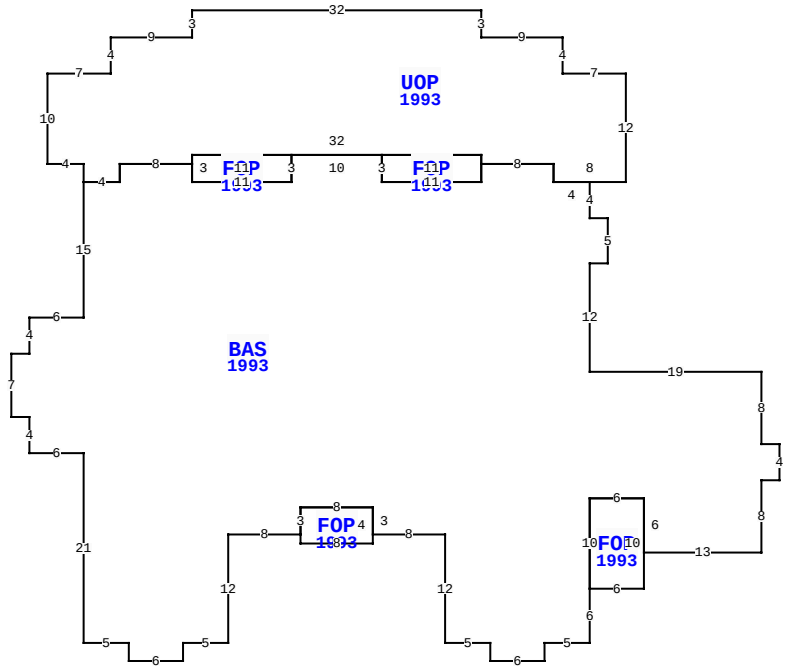
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 3,096 | 100 | 3,096 | 429,517 |
| FOP | 32 | 30 | 10 | 1,387 |
| FOP | 33 | 30 | 10 | 1,387 |
| FOP | 33 | 30 | 10 | 1,387 |
| FOP | 60 | 30 | 18 | 2,497 |
| FUS | 1,243 | 100 | 1,243 | 172,445 |
| UOP | 351 | 20 | 70 | 9,711 |
| UOP | 928 | 20 | 186 | 25,805 |
| TOTALS | 5,776 | | 4,643 | 644,137 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,643 | 117.8183 | 176.73 | 820,557 | 1980 | 1980 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SFR CUST – 100% - 2017 Heated Area: 4339 HX Base Yr 2017




25 SEA MARSH RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 644,137 |
| TOTAL MARKET OB/XF VALUE | | 9,228 |
| TOTAL LAND VALUE - MARKET | | 650,000 |
| TOTAL MARKET VALUE | | 1,303,365 |
| SOH/AGL Deduction | | 715,222 |
| ASSESSED VALUE | | 588,143 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 538,143 |
| TOTAL JUST VALUE | | 1,303,365 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,225,183 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1217747 | H/AC | 0 | 11/01/2012 |
| B23248 | REMODEL | 2,000 | 01/01/2010 |
| 8635 | REPAIR/RRF | 9,500 | 01/25/1993 |
| MH3865 | N/A | 10,600 | 02/05/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1994/0383 | 7/28/2015 | WD | Q | I | 02 | 750,000 |
| GRANTOR: KANNAPELL N ALLAN & B | | | | | | |
| GRANTEE: CABLE RICHARD C & E | | | | | | |
| 1317/0893 | 5/13/2005 | WD | U | I | 01 | 100 |
| GRANTOR: KANNAPELL N ALLAN & B | | | | | | |
| GRANTEE: KANNAPELL N ALLEN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W7 N4 W9 N3 W32 S3 W9 S4 W7 S10 E4 S2
BAS=[YR=1993] S15 W6 S4 W2S7 E2 S4 E6 S21 E5 S2 E6 N2 E5N12
E8 FOP=[YR=1993] S1 E8 N4 W8 S3$ N3 E8 S3 E8 S12 E5 S2 E6 N2
E5 N6FOP=[YR=1993] E6 N10 W6 S10$ N10 E6 S6 E13 N8 E2 N4 W2
N8 W19 N12 E2 N5 W2 N4 W4 N2 W8 FOP=[YR=1993] N1 W11 S3 E11
N2$ S2 W11 N3 W10 FOP=[YR=1993] W11 S3 E11 N3$ S3 W11 N2 W8
S2W4$ E4 N2 E8 N1 E32 S1 E8 S2 E8 N12$ FUS=[YR=1993] 1243$
UOP=[YR=1993] 351$.

## 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 | 1980 | 1980 | 3 | 46.5 | 930 | |
| 2 | 0801 | ASPHALT A | 0 | 100 | 0 | 0 | 1,710.00 | SF | 3.00 | 3.00 | 100 | 1980 | 1980 | 3 | 50 | 2,565 | |
| 3 | 0850 | PEBBLE WLK | 0 | 100 | 0 | 0 | 164.00 | SF | 3.50 | 3.50 | 100 | 1980 | 1980 | 3 | 32.5 | 187 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 6 | 7 | 42.00 | SF | 8.00 | 8.00 | 100 | 1980 | 1980 | 3 | 32.5 | 109 | |
| 5 | 0825 | BRICK | 0 | 100 | 0 | 0 | 537.00 | SF | 12.50 | 12.50 | 100 | 1985 | 1985 | 3 | 81 | 5,437 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,228

| 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