

LOT 54  
IN OR 1791/1575  
SEA MARSH VILLAGE 1 PB 4/11

HOWELL PETER C MCC & LESLIE M  
26 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

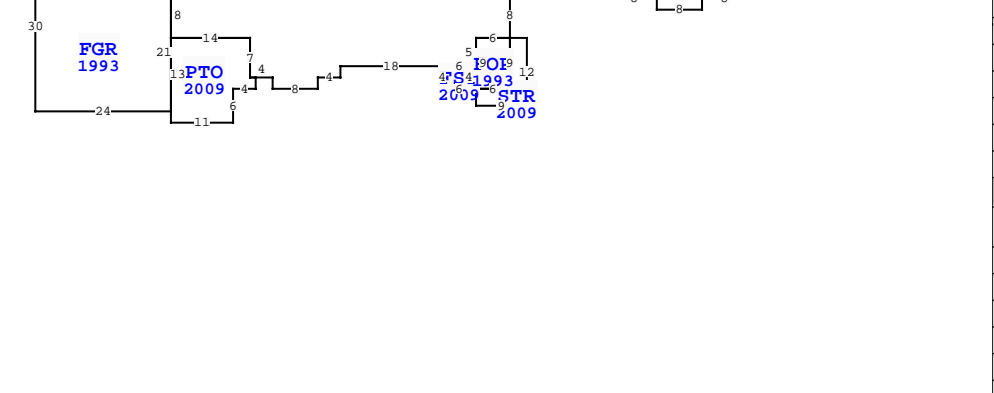
2024

01-6N-29-1900-0054-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,935	134.4077	201.61	994,945	1987	1995	0	0	14.00	86.00
1 SFR CUST - 100% - 2013 Heated Area: 4315 HX Base Yr 2013											



NASSAU COUNTY PROPERTY		VALUATION SUMMARY	STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		855,653	
TOTAL MARKET OB/XF VALUE		33,417	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,639,070	
SOH/AGL Deduction		478,027	
ASSESSED VALUE		1,161,043	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,111,043	
TOTAL JUST VALUE		1,639,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,601,719	

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
BAL	85	15	13
BAL	184	15	28
BAS	2,315	100	2,315
DCK	614	10	61
FGR	666	55	366
FOP	14	30	4
FOP	54	30	16
FOP	85	30	26
FOP	184	30	55
FST	24	55	13
TOTALS	6,706		4,935
			855,653

\*\* This building has 17 Sub-Areas  
26 SEA MARSH RD, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704328	WINDOWS	17,280	07/14/2017
B1326792	KITCREM	22,500	01/01/2013
BP34442	N/A	9,500	06/27/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1575	4/30/2012	WD	Q	I	02	1,275,000
GRANTOR: GALE PAUL & MICHELE P						
GRANTEE: HOWELL PETER C MCC						
1236/1950	6/10/2004	WD	Q	I		1,883,400
GRANTOR: TODD WILLIAM M & LYNN						
GRANTEE: GALE PAUL & MICHELE						

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	0825	BRICK	0	100	0	0			1,033.00	SF	12.50				12.50	100	1987	1987	3	83	10,717	
2	0812	CONCRETE C	0	100	0	0			3,502.00	SF	3.20				3.20	100	1987	1987	3	52	5,827	
3	0861	POOL GUNIT	0	100	0	0			470.00	SF	85.00				85.00	100	1987	1987	3	20	7,990	
4	0504	FP-ELECTRI	0	100	0	0			2.00	UT	2,000.00				2,000.00	100	1987	1987	3	62	2,480	
5	1075	TRELLIS G	0	100	0	0			274.00	SF	35.00				35.00	100	1987	1987	3	20	1,918	
6	1242	WD DECK A	0	100	0	0			167.00	SF	10.00				10.00	100	1987	1987	3	20	334	
7	1127	BRICK 8"	0	100	0	0			179.00	SF	11.00				11.00	100	1987	1987	3	83	1,634	
8	0462	ST/AL FNC	0	100	121	0			484.00	SF	10.00				10.00	100	2008	2008	3	52	2,517	

BUILDING NOTES	
STR=[YR=2009] W3 DCK=[YR=2009] W3 STR=[YR=2009] N5W17S5E17S W19N1 U8 L8 W12 D8 L8 S2W2 STR=[YR=2009] N5W8S5E8S W8 FOP=[YR=1993] W9 STR=[YR=2009] N5W8S5E8S W8S5 BAS=[YR=1993] S14 FOP=[YR=1993] W7S2 FGR=[YR=1993] S30E24 PTO=[YR=2009] S2E11N6 E4N2W1N7W14S13S N21W8N11W9S2W7 \$ E7N2S9S11E8S8E14S7E4S2E8N2 E4N2E18 FST=[YR=2009] S4E6 STR=[YR=2009] S3E9N12W3 FOP=[YR=1993] W6S9E6N9S S9 W6S N4W6S E6N5E6N8 U3 R3 N4 U3 L3 W6N10W20N5 FOP=[YR=1993] N5 U6 L6 W8 D6 L6 S5E20S W20S5W14N5W17S E17N5S S10E14N10 U6 R6 E8 D6 R6 S10E20S10E6N21S S21 D3 R3 N24S PTR=E15 FUS=[YR=1993] E7N14 BAL=[YR=2009] N5E17S5W17S E17S5E14N5 BAL=[YR=2009] N5 U6 R6 E8 D6 R6 S5W20 \$ E20 S23W4S20W4N2W8S2W4N8W4	

BUILDING DIMENSIONS	
STR=[YR=2009] W3 DCK=[YR=2009] W3 STR=[YR=2009] N5W17S5E17S W19N1 U8 L8 W12 D8 L8 S2W2 STR=[YR=2009] N5W8S5E8S W8 FOP=[YR=1993] W9 STR=[YR=2009] N5W8S5E8S W8S5 BAS=[YR=1993] S14 FOP=[YR=1993] W7S2 FGR=[YR=1993] S30E24 PTO=[YR=2009] S2E11N6 E4N2W1N7W14S13S N21W8N11W9S2W7 \$ E7N2S9S11E8S8E14S7E4S2E8N2 E4N2E18 FST=[YR=2009] S4E6 STR=[YR=2009] S3E9N12W3 FOP=[YR=1993] W6S9E6N9S S9 W6S N4W6S E6N5E6N8 U3 R3 N4 U3 L3 W6N10W20N5 FOP=[YR=1993] N5 U6 L6 W8 D6 L6 S5E20S W20S5W14N5W17S E17N5S S10E14N10 U6 R6 E8 D6 R6 S10E20S10E6N21S S21 D3 R3 N24S PTR=E15 FUS=[YR=1993] E7N14 BAL=[YR=2009] N5E17S5W17S E17S5E14N5 BAL=[YR=2009] N5 U6 R6 E8 D6 R6 S5W20 \$ E20 S23W4S20W4N2W8S2W4N8W4	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000								