

LOT 71
IN OR 2138/911
SEA MARSH VILLAGE UNIT 1A

COMRIE REGINA COELI T & BRUCE
61 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-191A-0071-0000

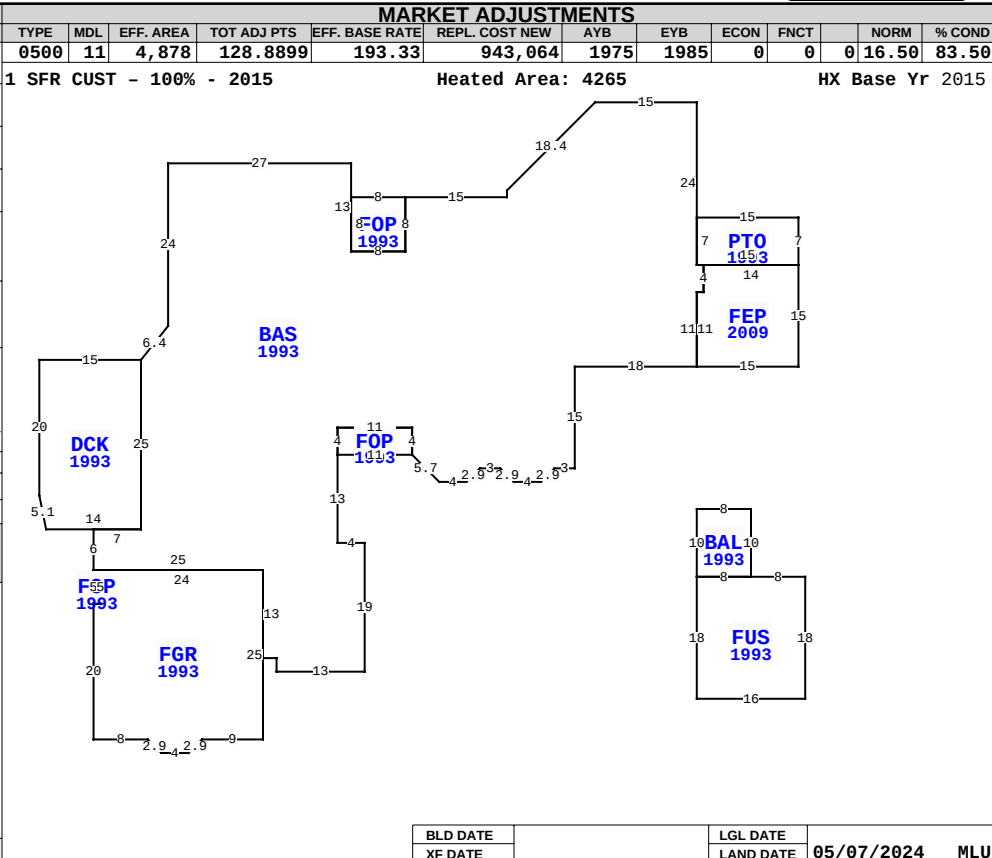


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	05	Quality Level 05
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
BAL	80	15	12	1,937
BAS	3,977	100	3,977	642,009
DCK	373	10	37	5,973
FEP	221	80	177	28,573
FGR	632	55	348	56,178
FOP	5	30	2	323
FOP	44	30	13	2,098
FOP	64	30	19	3,067
FUS	288	100	288	46,492
PTO	105	5	5	807
TOTALS	5,789		4,878	787,458

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	5,690.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	548.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	450.00	SF	7.00	7.00
4	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00



61 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	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		787,458	
TOTAL MARKET OB/XF VALUE		47,262	
TOTAL LAND VALUE - MARKET		715,000	
TOTAL MARKET VALUE		1,549,720	
SOH/AGL Deduction		633,617	
ASSESSED VALUE		916,103	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		866,103	
TOTAL JUST VALUE		1,549,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,458,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25245	REMODEL	12,800	10/01/2011
E996461	CHNGE SRVC	650	12/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2138/0911	7/31/2017	TD	U	I	11
GRANTOR: REGINA COELI T COMRIE					
GRANTEE: COMRIE REGINA COELI					
1900/0513	1/31/2014	WD	Q	I	02
GRANTOR: CHILDS URSULA					
GRANTEE: COMRIE REGINA COELI					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 L13 D13 S1 W15 FOP=[YR=1993] W8S8E8N8\$ S8 W8 N13 W27 S24 L4 D5 DCK=[YR=1993] W15 S20 R1 D5 E14 N25\$ S25 W7 S6 FOP=[YR=1993] S5 FGR=[YR=1993] S20 E8 D2 R2 E4 U2 R2 E9 N25 W24 S5 W1 \$ E1 N5 W1\$ E25 S13 E2 S2 E13 N19 W4 N13FOP=[YR=1993] E11 N4 W11 S4\$ N4 E11 S4 D4 R4 E4 U2 R2 E3 D2 R2 E4 U2 R2 E3 N15 E18 FEP=[YR=2009] E15 N15 PTO=[YR=1993] N7 W15 S7 E15\$ W14 S4 W1 S11\$ N11 E1 N4 W1 N24\$ PTR=S60 BAL=[YR=1993] E8 S10 FUS=[YR=1993] E8 S18 W16 N18 E8\$ W8 N10\$ N60\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.10	650,000.00	715,000.00	715,000		