



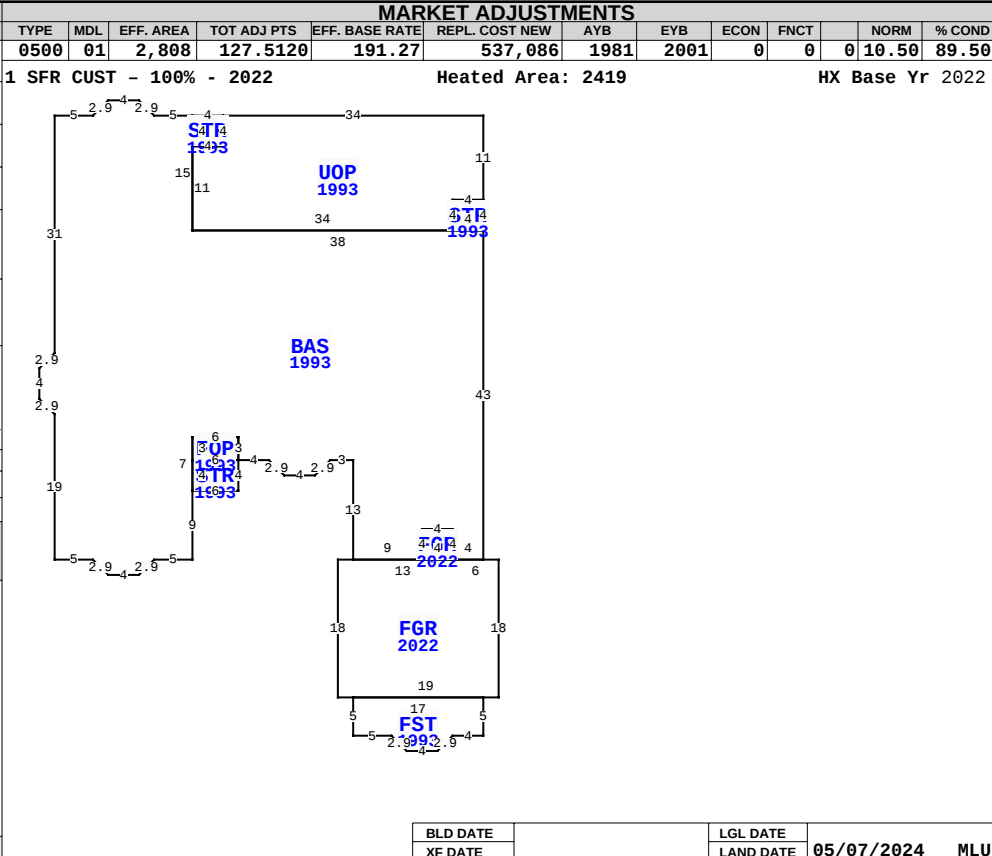
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,419	100	2,419	414,100
FGR	16	55	9	1,540
FGR	378	55	208	35,607
FOP	18	30	5	856
FST	97	55	53	9,073
STR	16	10	2	343
STR	16	10	2	343
STR	24	10	2	343
UOP	538	20	108	18,488
TOTALS	3,522		2,808	480,692

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,911.00	SF	4.00	4.00
3	0850	PEBBLE WLK	0 100	0	0	78.00	SF	3.50	3.50
4	0462	ST/AL FNC	0 100	0	0	864.00	SF	10.00	10.00

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



47 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		480,692	
TOTAL MARKET OB/XF VALUE		15,998	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,146,690	
SOH/AGL Deduction		498,765	
ASSESSED VALUE		647,925	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		597,925	
TOTAL JUST VALUE		1,146,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,075,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005453	REMODEL	45,000	04/07/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2718/368	6/11/2024	WD Q	I	I	01
GRANTOR: SELTON ROBERT W III &					
GRANTEE: ST JEAN RICHARD A J					
2470/0915	6/15/2021	WD Q	I	I	01
GRANTOR: WACHHOLZ BECKY BAKER					
GRANTEE: SELTON ROBERT W III					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W34 STR=[YR=1993] W4 BAS=[YR=1993] W5 U2 L2 W4 D2 L2 W5 S31 D2 L2 S4 D2 R2 S19 E5 D2 R2 E4 U2 R2 E5 N9 STR=[YR=1993] E6N4 FOP=[YR=1993] N3W6S3E6\$ W6S4\$ N7 E6 S3 E4 D2 R2 E4 U2 R2 E3 S13 FGR=[YR=2022] W2 S18 E2 FST=[YR=1993] S5 E5 D2 R2 E4 U2 R2 E4 N5 W17 \$ E19 N18 W6 FGR=[YR=2022] W4N4E4S4\$ W13\$ E9 N4 E4 S4 E4 N43 STR=[YR=1993] N4W4S4E4 \$W38 N15\$ S4 E4N4\$ S4W4 S11 E34 N4E4 N11\$.									

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