

WYATT JEANNE LIPSCOMB REV TRST
43 SEA MARSH RD
FERNANDINA BEACH, FL 32034

01-6N-29-191A-0079-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		12	CEDAR 100		0500	11	7,932	163.9548	245.93	1,950,717	1991	2001		0	0	11.00	89.00	VALUATION BY					STANDARD															
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 2023										Heated Area: 6872										HX Base Yr													
Roof Cover		03	COMP SHNGL 100																																			
Interior Wall		05	DRYWALL 100																																			
Interior Floo		12	HARDWOOD 70																																			
Interior Floo		11	CLAY TILE 30																																			
Air Condition		03	CENTRAL 100																																			
Heating Type		04	AIR DUCTED 100																																			
Bedrooms			7 100																																			
Bathrooms			9.5 100																																			
Frame		02	WOOD FRAME 100																																			
Stories		2.	2. 100																																			
Units			0 100																																			
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	3,218	100	3,218	704,349																																		
BAS	740	100	740	161,969																																		
BAS	550	100	550	120,383																																		
FGR	852	55	469	102,653																																		
FOP	115	30	34	7,442																																		
FOP	458	30	137	29,986																																		
FST	202	55	111	24,295																																		
FST	239	55	131	28,673																																		
FUS	1,018	100	1,018	222,818																																		
FUS	1,033	100	1,033	226,101																																		
TOTALS					9,626		7,932	1,736,138																														
EXTRA FEATURES					43 SEA MARSH RD, FERNANDINA BEACH																																	
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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400																							
2	0857	SANDSTONE/	0	0	0	732.00	SF	16.00	16.00	100	2012	2012	3	98	11,478																							
3	0858	SCULP CONC	0	0	0	116.00	SF	13.00	13.00	100	1991	1991	3	87	1,312																							
4	0861	POOL GUNIT	0	0	0	520.00	SF	85.00	85.00	100	2012	2012	3	68	30,056																							
5	1242	WD DECK A	0	0	0	98.00	SF	10.00	10.00	100	1991	1991	3	20	196																							
6	1126	CB/STC 8"	0	0	0	628.00	SF	8.00	8.00	100	1991	1991	3	62	3,115																							
7	0855	CONC PAVER	0	0	0	2,637.00	SF	7.00	7.00	100	2012	2012	3	93	17,167																							
8	0911	SCRN RM A	0	0	0	1,252.00	SF	17.50	17.50	100	2012	2012	3	55	12,051																							
9	0600	SUMMER KIT	0	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	55	2,750																							
10	0871	POOL HTR R	0	0	0	2.00	UT	2,000.00	2,000.00	100	2012	2012	3	55	2,200																							
LAND DESCRIPTION										TOTAL OB/XF										81,725																		
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	000140	C	SFR GOLF A	0	0003	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.70	650,000.00	455,000.00	910,000																					

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