



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMMT 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	21	100
Frame	03	MASONRY 100
Story Height	15	100
RMS	13	100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0005	COMMON S/D LANDS
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,738	100	6,738	1,086,777
CAN	18	30	5	807
CAN	24	30	7	1,129
CAN	120	30	36	5,806
FSP	518	50	259	41,774
FST	24	50	12	1,935
FST	44	50	22	3,548
FST	80	50	40	6,452
FST	108	50	54	8,710
STP	30	10	3	484
TOTALS	14,549		9,323	1,503,714

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	11,163.00	SF	2.00	2.00	
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20	5.20	
3	0400	CONC CURB	0	0	0	0	253.00	LF	15.00	15.00	
4	0812	CONCRETE C	0	0	0	0	1,107.00	SF	4.00	4.00	
5	0855	CONC PAVER	0	0	0	0	609.00	SF	10.00	10.00	
6	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	
7	1126	CB/STC 8"	0	0	23	2	46.00	SF	8.00	8.00	
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	
9	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	
10	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	0.83	AC	
2	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	9,323	151.9036	162.92	1,518,903	2020	2020	0	0	1.00	99.00

1 CLUB HOUSE - 0% - 0

Heated Area: 6738

HX Base Yr

** This building has 17 Sub-Areas

203 SEA MARSH RD, FERNANDINA BEACH

BLD DATE	07/21/2020	KK	LGL DATE	
XF DATE	07/21/2020	KK	LAND DATE	07/21/2020
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY		RECONCILE	
VALUATION BY		Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE			
TOTAL MARKET OB/XF VALUE			
TOTAL LAND VALUE - MARKET			
TOTAL MARKET VALUE			
SOH/AGL Deduction			
ASSESSED VALUE			
TOTAL EXEMPTION VALUE			
BASE TAXABLE VALUE			
TOTAL JUST VALUE			
NCON VALUE			
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003088	INTERIOR BUILD OU	726,887	03/18/2024
18009567	DEMO & NEW CONSTR	1,429,329	01/22/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0461/0355	7/01/1985	WD U	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020;ORIG=-10,5] W37 W21 W45 W7 S29 E7 S21 W6 S8 W2 S13 E2 S8 E15 U7R7 N13 U1R1 E12 E4 N2 E9 S2 E16 N4 E21 N7 E23 N5 E11 N42 W10 \$											
UST=[YR=2020;ORIG=13,5] E27 E36 E57 S42 W11 N5 W16 N5 W8 N3 U3L3 W5 W9 D2L2 S8 W59 N7 W7 N29 \$											
UOP=[YR=2020;ORIG=-113,5] N10 W18 S32 D52L36 D11R11 E52 N6 W15 W14 U6L6 N17 U6R6 E14 E6 N21 W7 N29 E7 \$											
FSP=[YR=2020;ORIG=-119,84] W14 U6L6 N17 U6R6 E14 S8 W2 S13 E2 S8 \$											
STR=[YR=2024;ORIG=122,52] N5 N5 W16 N5 W8 S6 S4 S5 E8 E16 \$											
STR=[YR=2020;ORIG=40,5] N4 E36 S4 W36 \$											
CAN=[YR=2020;ORIG=-84,63] S6 E4 E13 N1 N5 W4 N2 W9 S2 W4 \$											

TOTAL OB/XF											
51,094											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	0.83	AC	
2	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT	

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																							VALUATION BY					RECONCILE				
																							Tax Group: 5					Tax Dist:				
																							BUILDING MARKET VALUE					0				
																							TOTAL MARKET OB/XF VALUE					0				
																							TOTAL LAND VALUE - MARKET					100				
																							TOTAL MARKET VALUE					100				
																							SOH/AGL Deduction					0				
																							ASSESSED VALUE					100				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					100				
																							TOTAL JUST VALUE					100				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					100				