LOT 58
LONG POINT #1 PB 5/85-89

MULHOLLAND KRISTEN E & WALTER T
2 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

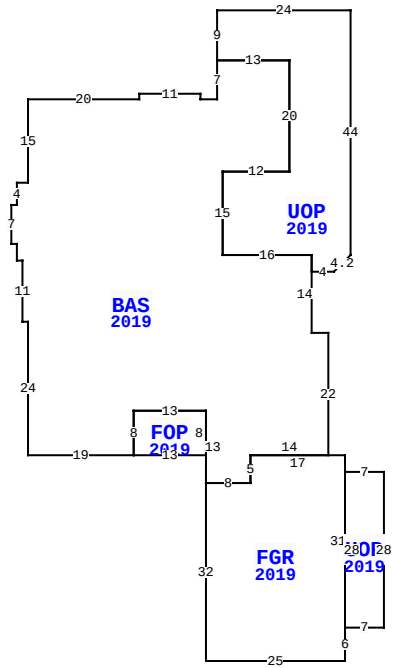
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,122	100	3,122	1,195,849
FGR	885	55	487	186,540
FOP	104	30	31	11,874
UOP	196	20	39	14,938
UOP	798	20	160	61,286
TOTALS	5,105		3,839	1,470,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	3,839	215.4960	323.24	1,240,918	2019	2019	0	10	118.5	2.00	118.50

1 SFR CUST – 0% - 0 Heated Area: 3122 HX Base Yr



2 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,470,488
TOTAL MARKET OB/XF VALUE	61,486
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	2,081,974
SOH/AGL Deduction	445,263
ASSESSED VALUE	1,636,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,636,711
TOTAL JUST VALUE	2,081,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,909,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212165	SWIM POOL	0	04/01/2021
B1808841	NEW CONSTR	411,808	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/1764	5/01/2020	WD	Q	I	01	1,400,000
GRANTOR: CHALDARES LOU & DIANE						
GRANTEE: MULHOLLAND KRISTEN						
1337/0526	7/29/2005	WD	Q	V		380,000
GRANTOR: STEARNS FRANKLYN C &						
GRANTEE: CHALDARES LOU & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W24 S9 BAS=[YR=2019] S7 W3 N1 W11 S1 W20 S15 W2 S4 W1 S7 E1 S3 E1 S11 E1 S24 E19 FOP=[YR=2019] E13 N8 W13 S8$ N8 E13 S13 FGR=[YR=2019] S32 E25 N6 UOP=[YR=2019] E7 N28 W7 S28$ N31 W17 S5 W8$ E8 N5 E14 N22 W3 N14 W16 N15 E12 N20 W13$ E13 S20 W12 S15 E16 S3 E4 U3 R3 N44$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	1,370.00	SF	10.00	10.00	100	2019	2019	3	98	13,426	
3	0861	POOL GUNIT	0	0	0	0	352.00	SF	85.00	85.00	100	2021	2021	3	95	28,424	
4	0857	SANDSTONE/	0	0	0	0	842.00	SF	16.00	16.00	100	2021	2021	3	100	13,472	
5	1122	CB 6"	0	0	0	0	466.00	SF	5.85	5.85	100	2021	2021	3	99	2,699	

LAND DESCRIPTION

TOTAL OB/XF 61,486

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/06/2024 BY SYS