

LOT 60
IN OR 1936/1748
LONG POINT #1 PB 5/85-89

HAYDEN HUGH M & PATRICIA Q
6 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0060-0000



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		3 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	04	Quality Level 04		
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	2,773	100	2,773	489,219
FGR	568	55	312	55,044
FGR	264	55	145	25,582
FOP	81	30	24	4,235
FSP	408	40	163	28,757
FUS	417	100	417	73,568
STR	36	10	4	706
UOP	40	20	8	1,412
TOTALS	4,587		3,846	678,520

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,846	133.6500	200.48	771,046	1998	1998	0	0	0 12.00	88.00
1 SFR CUST - 100% - 2014 Heated Area: 3190 HX Base Yr 2014											
6 SALT MARSH DR, FERNANDINA BEACH											
BLD DATE				LGL DATE				04/08/2024 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD
VALUATION BY		Tax Group: 5 Tax Dist:	
BUILDING MARKET VALUE		678,520	
TOTAL MARKET OB/XF VALUE		22,781	
TOTAL LAND VALUE - MARKET		550,000	
TOTAL MARKET VALUE		1,251,301	
SOH/AGL Deduction		543,442	
ASSESSED VALUE		707,859	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		657,859	
TOTAL JUST VALUE		1,251,301	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,121,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707414	FGR/FSP	21,216	08/16/2017
B1327329	REPAIR/RRF	15,000	06/01/2013
B9704102	NEW CONSTR	255,000	07/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1936/1748	9/04/2014	WD	U	I	11
GRANTOR: HAYDEN PATRICIA Q & H					
GRANTEE: HAYDEN HUGH M & PAT					
1936/1746	9/04/2014	TD	U	I	11
GRANTOR: HAYDEN PATRICIA Q TRU					
GRANTEE: HAYDEN PATRICIA Q					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998
2	0810	CONCRETE A	0 100	0	0	4,326.00	SF	6.50	6.50	100	1998
3	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	1998

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1998] W14 N11 STR=[YR=2018] E9 N4 W9 FSP=[YR=2018] N13 W24 FGR=[YR=1998] N12 FGR=[YR=2018] N12 W22 S12 E22\$ W22 S25 E8 S3E6 N3 E8 N13\$ S17 E24 N4\$ S4\$ W24 N4 W8 S3 W6 N3 W8 S25 E5 S26 E8 S3 E4 D2 R2 E6 U2 R2 E2 FOP=[YR=1998] S5 E3 UOP=[YR=1998] S2 W1 S2 E11 N2 W1N2 W9 \$ E12 N5 W4 N1 W6 S1 W5 \$ E5 N1 E6 S1 E8 D2 R2 E6 U2 R2 E2 N39 \$ PTR= E15 FUS=[YR=1998] E15 S26 W6 S3 W9 N29 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
22,781											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	550,000.00	550,000.00	550,000								