

LOT 68
IN OR 2135/1225
LONG POINT #1 PB 5/85-89

NELSON RONALD DECLAR OF TRUST
22 SALT MARSH DRIVE, AMELIA ISLAND PLANTATION
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,591	100	1,591	256,012
BAS	816	100	816	131,304
FGR	608	55	334	53,745
FOP	80	30	24	3,862
FOP	285	30	86	13,838
FOP	120	30	36	5,793
FSP	120	40	48	7,724
FUS	1,609	100	1,609	258,908
PTO	64	5	3	483
UOP	55	20	11	1,770
TOTALS	5,348		4,558	733,439

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0877	JACUZZI
2	0504	FP-ELECTRI
3	0812	CONCRETE C
4	1242	WD DECK A
5	1125	CB/STC 6"
6	1124	CB/STC 4"
7	0444	BOX FNC 4'

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	4,558	122.6016	183.90	838,216	1990	1998	0	0	0	12.50	87.50	
1 SFR CUST - 100% - 0 Heated Area: 4016 HX Base Yr													
22 SALT MARSH DR, FERNANDINA BEACH													
BLD DATE: 04/08/2024 MLU													

TOTAL OB/XF 8,471													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		733,439	
TOTAL MARKET OB/XF VALUE		8,471	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		1,591,910	
SOH/AGL Deduction		874,866	
ASSESSED VALUE		717,044	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		662,044	
TOTAL JUST VALUE		1,591,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,359,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006728	ADDNT	112,178	06/24/2019
19003142	ABOVE GROUND	0	03/29/2019
6148	NEW CONSTR	186,100	12/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2135/1225	7/06/2017	QC	U	I	11
GRANTOR: NELSON RONALD					
GRANTEE: TRUST DECLARATION 0					
0546/0424	6/24/1988	WD	Q	V	
GRANTOR: AMELIA ISLAND CO					
GRANTEE: NELSON RONALD					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W18 N4 W17FOP=[YR=2020] N12 BAS=[YR=2020] N19 FSP=[YR=2020] E6 N15 W8 S15 E2\$ W2 N15 W19 S46 E11 N12 E10 \$ W10 S12 E10 \$ W21 S27 E17 FOP=[YR=1993] S33 E1 S7 E12 N7 FGR=[YR=1993] E2 N1 E8 S1 E9 N25 PTO=[YR=1993] E7 N8 W8 FOP=[YR=1993] W10 S8 E10 N8 \$ S8 E1 \$ W16 S1 W9 S24 E6 \$ W6 N28 W6 N5 W1 \$ E1 S5 E6 S4 E9 N1 E5 N8 E18 N23 \$ PTR= E15 FUS=[YR=1993] E17 N15 E8 UOP=[YR=1993] N5 E11 S5 W11 \$ E13 S37 E11 S25 W9 N1 W8 S1 W9 N33 W23 N14 \$ W15 \$.													