

LOT 72 & N1/2 OF LOT 71 (S-1)
IN OR 2231/861
LONG POINT #1 PB 5/85-89

BRADDOCK SUE ANN LIVING TRUST/BRADDOCK SUE ANN TRU
30 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0072-0000



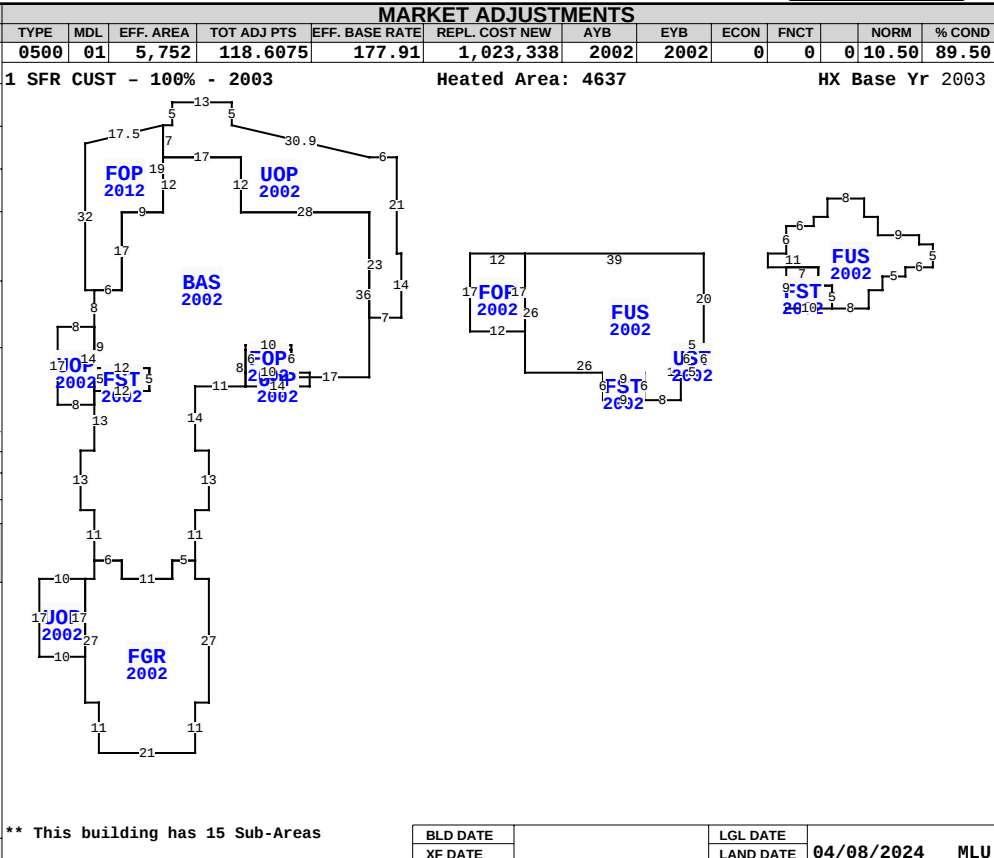
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	3,166	100	3,166	504,120
FGR	1,004	55	552	87,894
FOP	60	30	18	2,866
FOP	204	30	61	9,713
FOP	425	30	128	20,381
FST	54	55	30	4,777
FST	60	55	33	5,255
FST	78	55	43	6,847
FUS	439	100	439	69,901
FUS	1,032	100	1,032	164,325
TOTALS	7,735		5,752	915,888

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0825	BRICK	0 100	0	0	3,324.00	SF	12.50	12.50
3	1123	CB 8"	0 100	0	0	137.00	SF	6.15	6.15
4	1126	CB/STC 8"	0 100	10	3	30.00	SF	8.00	8.00
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00
2	000116	C	SFR MARSH	100		PUD	0.00	0.00	0.50



** This building has 15 Sub-Areas									
30 SALT MARSH DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/08/2024 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		915,888	
TOTAL MARKET OB/XF VALUE		46,731	
TOTAL LAND VALUE - MARKET		1,130,000	
TOTAL MARKET VALUE		2,092,619	
SOH/AGL Deduction		895,320	
ASSESSED VALUE		1,197,299	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		1,142,299	
TOTAL JUST VALUE		2,092,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,782,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226524	REPAIR/RRF	31,687	10/01/2012
B0108432	NEW CONSTR	735,000	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2231/0861	10/11/2018	SW	U	I	11
GRANTOR: BRADDOCK SUE ANN					
GRANTEE: BRADDOCK SUE ANN LI					
1692/0381	8/03/2010	QC	U	I	11
GRANTOR: BRADDOCK STEPHEN R &					
GRANTEE: BRADDOCK STEPHEN R					

BUILDING NOTES									
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BUILDING DIMENSIONS

UOP=[YR=2002] W1 N21 W6 U7 L30 N5 W13 S5 W2 FOP=[YR=2012] D4 L17 S32 E2 BAS=[YR=2002] S8UOP=[YR=2002] W8 S17 E8 N3 FST=[YR=2002] E12 N5 W12 S5 \$ N14 \$ S9 E12 S5 W12 S13 W3 S13 E3 S11 FGR=[YR=2002] S4 W2 UOP=[YR=2002] W10 S17 E10 N17 \$ S27 E3 S11 E21 N11 E3 N27 W3 N4 W5 S4 W11 N4 W6 \$ E6 S4 E11 N4 E5 N11 E3 N13 W3 N14 E11 UOP=[YR=2002] E14 N3 W4 FOP=[YR=2002] N6 W10 S6 E10 \$ W10 S3 \$ N8 E10 S6 E17 N36 W28 N12 W17 S12 W9 S17 W6 \$ E6 N17 E9 N19\$ S7 E17 S12 E28 S23 E7 N14 \$ PTR= E15 FOP=[YR=2002] E12 FUS=[YR=2002] E39 S20 UST=[YR=2002] S6 W5 N6 E5 \$ W5 S12 W8 FST=[YR=2002] W9 N6 E9 S6 \$ N6 W26 N26 \$ S17 W12 N17 \$ W15 \$ PTR= E80 FUS=[YR=2002] E4 N6 E6 N2 E3 N4 E8 S4 E3 S4 E9 S2 E3 S5 W6