LOT 74
LONG POINT #1 PB 5/85-89

HISHTA KEVIN PATRICK & DIANE COLLINS
34 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

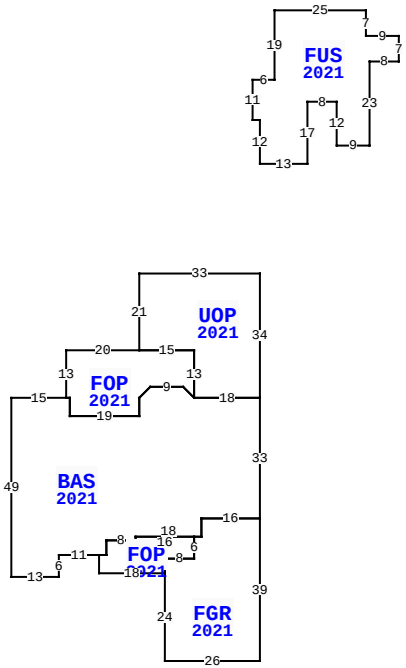
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	2,661	100	2,661	719,926
FGR	916	55	504	136,356
FOP	210	30	63	17,045
FOP	514	30	154	41,664
FUS	1,074	100	1,074	290,568
UOP	927	20	185	50,051
TOTALS	6,302		4,641	1,255,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,641	182.1893	273.28	1,268,292	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 3735 HX Base Yr 2022



34 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		1,255,609
TOTAL MARKET OB/XF VALUE		84,332
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		2,189,941
SOH/AGL Deduction		531,927
ASSESSED VALUE		1,658,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,608,014
TOTAL JUST VALUE		2,189,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,935,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210066	CO ISSUED	0	03/01/2021
20005862	SWIM POOL	50,000	07/07/2020
20000223	NEW CONSTR	513,762	01/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1319	5/21/2019	WD	Q	V	01	730,000
GRANTOR: HENDRICKSON STEPHEN &						
GRANTEE: HISHTA KEVIN PATRIC						
0762/1291	6/11/1996	GD	Q	V		170,000
GRANTOR: WHETSTONE R D BY PATR						
GRANTEE: HENDRICKSON STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W33 S21 FOP=[YR=2021] W20 S13 BAS=[YR=2021] W15 S49 E13 N6 E11 FOP=[YR=2021] S5 E18 FGR=[YR=2021] S24 E26 N39 W16 S5 W2 S6 W8 S4 $ N4 E8 N6 W16 S1 W8 S4 W2 $ E2 N4 E8 N1 E18 N5 E16 N33 W18 U3 L3 W9 D3 L3 S5 W19 N5 W1 $ E1 S5 E19 N5 U3 R3 E9 D3 R3 N13 W15 $ E15 S13 E18 N34 $ PTR= N30 FUS=[YR=2021] N12 W2 N11 E6 N19 E25 S7 E9 S7 W8 S23 W9 N12 W8 S17 W13 $ S30 $.

EXTRA FEATURES

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	3,469.00	SF	10.00	10.00	100	2021	2021	3	99	34,343	
3	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2021	2021	3	95	33,592	
4	0910	SCRN RM L	0	100	0	0	927.00	SF	15.00	15.00	100	2021	2021	3	93	12,932	

LAND DESCRIPTION

TOTAL OB/XF 84,332

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 07/13/2021 BY RK Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 08/06/2024 BY SYS