LOT 81
LONG POINT #1 PB 5/85-89

SEIGLE HARRY J TRUST/SEIGLE HARRY J TRUSTEE
2 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

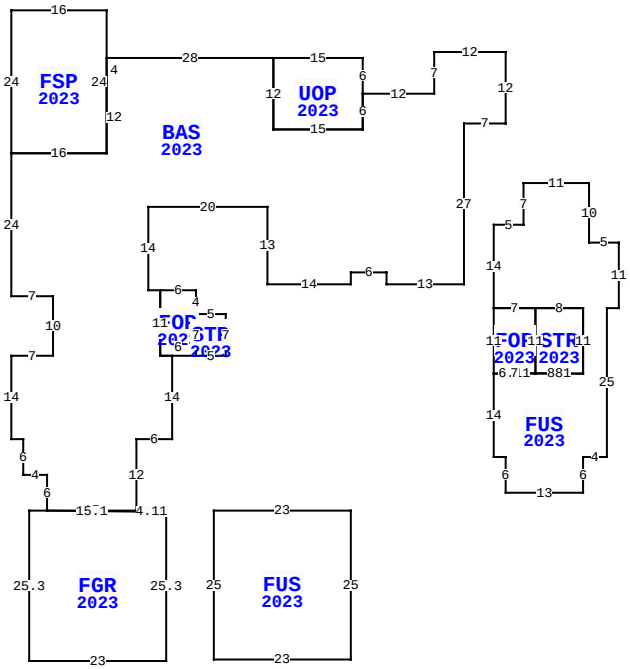
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 10
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating 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	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	3,007	100	3,007	659,225
FGR	579	55	318	69,715
FOP	66	30	20	4,385
FOP	77	30	23	5,042
FSP	384	40	154	33,761
FUS	575	100	575	126,057
FUS	745	100	745	163,326
STP	35	10	4	877
STR	88	10	9	1,973
UOP	180	20	36	7,892
TOTALS	5,736		4,891	1,072,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,891	146.1527	219.23	1,072,254	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 4327 HX Base Yr 2024



2 MARSH POINT RD, 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		1,072,254
TOTAL MARKET OB/XF VALUE		60,820
TOTAL LAND VALUE - MARKET		1,820,000
TOTAL MARKET VALUE		2,953,074
SOH/AGL Deduction		0
ASSESSED VALUE		2,953,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,903,074
TOTAL JUST VALUE		2,953,074
NCON VALUE		1,133,074
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		900,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002596	CO ISSUED	0	02/27/2023
21016831	NEW CONSTR	651,173	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1335	3/27/2024	WD	Q	I	01	4,400,000
GRANTOR: ARMBRUST RICHARD M &						
GRANTEE: SEIGLE HARRY J TRUS						
2452/1553	4/08/2021	WD	Q	V	01	940,000
GRANTOR: TURNER RONALD L & CAT						
GRANTEE: ARMBRUST RICHARD M						

BUILDING NOTES

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	0920	CWALL-WD/M	0	100	0	0	62.00	LF	390.00	390.00	100	2023	2023		100	24,180	
2	0812	CONCRETE C	0	100	0	0	4,406.00	SF	4.00	4.00	100	2023	2023		100	17,624	
3	0855	CONC PAVER	0	100	0	0	47.00	SF	10.00	10.00	100	2023	2023		100	470	
4	1123	CB 8"	0	100	0	0	170.00	SF	6.15	6.15	100	2023	2023		100	1,046	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	17,500.00	17,500.00	100	2024	2023		100	17,500	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=152,28] W12 S7 W12 S6 W15 N12 W28 S4 S12 W16 S24 E7 S10 W7 S14 E2 S6 E4 S6 E15 N12 E6 N14 W2 N11 W2 N14 E20 S13 E14 N2 E6 S2 E13 N27 E7 N12 $
FUS=[YR=2023;ORIG=166,50] W11 S7 W5 S14 E7 E8 S11 U0.1L8.1 D0.1L6.11 S14 E2 S6 E13 N6 E4 N25 E2 N11 W5 N10 $
FGR=[YR=2023;ORIG=72,105] E3 D0.2R15.1 U0.2R4.11 S25.3 W23 N25.3 $
FUS=[YR=2023;ORIG=103,105] E23 S25 W23 N25 $
FSP=[YR=2023;ORIG=69,21] E16 S24 W16 N24 $
UOP=[YR=2023;ORIG=113,29] E15 S6 S6 W15 N12 $
STR=[YR=2023;ORIG=157,71] E8 S11 W8 N11 $
FOP=[YR=2023;ORIG=150,71] E7 S11 W7 N11 $

LAND DESCRIPTION

TOTAL OB/XF 60,820

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.40	1,300,000.00	1,820,000.00	1,820,000							

REVIEW DATE 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 1,820,000 Market: 0 Agricultural: 0 Common: 1,820,000 PRINTED 08/06/2024 BY SYS