

LOT 83
IN OR 2181/428
LONG POINT #1 PB 5/85-89

AUSTEN WILLIAM & NANCY JOINT REV LVG TRUST/AUSTEN
6 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0083-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
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. 100
Units	0 100

Quality	03 Quality Level 03
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
BAL	126	15	19	4,024
BAS	2,221	100	2,221	470,332
FGR	1,132	55	623	131,930
FOP	126	30	38	8,048
FOP	810	30	243	51,459
FST	764	55	420	88,942
FUS	1,746	100	1,746	369,743
STR	32	10	3	635
TOTALS	6,957		5,313	1,125,112

EXTRA FEATURES	
L N	OB/XF CODE
1	0504 FP-ELECTRI
2	0855 CONC PAVER
3	0409 ELEVATOR R
4	0861 POOL GUNIT
5	0855 CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,313	141.8844	212.83	1,130,766	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022 Heated Area: 3967 HX Base Yr 2022											

6 MARSH POINT RD, 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		1,125,112	
TOTAL MARKET OB/XF VALUE		92,789	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		2,267,901	
SOH/AGL Deduction		475,904	
ASSESSED VALUE		1,791,997	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,741,997	
TOTAL JUST VALUE		2,267,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,040,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210698	CO ISSUED	0	07/01/2021
20003462	SWIM POOL	55,000	06/01/2020
B2001560	NEW CONSTR	1,056,942	02/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2181/0428	3/02/2018	WD	Q	V	02
GRANTOR: SOLBERG FREDERICK & E					
GRANTEE: AUSTEN WILLIAM F &					
0798/1362	7/07/1997	WD	Q	V	
GRANTOR: HEIDER JAMES B & JEAN					
GRANTEE: SOLBERG FREDERICK M					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2021] N16 W33 N11 W15 S24 E16 N2 E15 S5 E17\$	
BAS=[YR=2021] W17 N5 W16 S2 W15 N14 W13 S46 E13 S1 E13	
FOP=[YR=2021] S7 E5 STR=[YR=2021] S4 E8 N4 W8\$ E13 N7 W18\$	
E28 FGR=[YR=2021] S17 W6 S25 E2 S10 E23 N35 W6 N11 E2 N10 W11	
S4 W4\$ E4 N4 E8 N14 W5 N12\$ PTR=E70 FUS=[YR=2021] W13 N16 W20	
S16 W13 S31 E14 BAL=[YR=2021] S7 E18 N7 W18 \$ E32 N31\$ W70\$	
PTR=E90 FST=[YR=2021] E4 N7 E20 S35 W22 N10 E2 N7 W4 N11\$	
W90\$.	

LAND DESCRIPTION										TOTAL OB/XF										92,789									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1,050,000.00	1,050,000.00	1,050,000												
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