

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 90	
Interior Floo	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1025.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,377	100	2025
FGR	505	55	2025
FOP	100	30	2025
FOP	100	30	2025
FOP	156	30	2025
FOP	156	30	2025
FUS	1,655	100	2025
TOTALS	4,049		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2025								
Heated Area: 3032 HX Base Yr 2025											

532 SEA ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,008,994	
TOTAL MARKET OB/XF VALUE		30,440	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		1,414,434	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,414,434	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,363,712	
TOTAL JUST VALUE		1,414,434	
NCON VALUE		1,039,434	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0112	CO		04/04/2024
20230213	POOL	68,000	04/26/2023
20230112	T3814 H3014	680,000	03/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0026	10/06/2022	WD Q	Q	V	01	325,000
GRANTOR: LATHAM VIRGINIA S &						
GRANTEE: MENZIES BRITT RHONI						
2519/0333	12/03/2021	WD Q	Q	I	01	305,000
GRANTOR: NAUTICAL VIEW LLC						
GRANTEE: LATHAM VIRGINIA S &						

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	0855	CONC PAVER	0	100	0	0			463.00	SF	10.00	2024		100	4,630	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	2024		100	3,500	
3	0861	POOL GUNIT	0	100	0	0			152.00	SF	85.00	2024		100	12,920	
4	0855	CONC PAVER	0	100	0	0			463.00	SF	10.00	2024		100	4,630	
5	0476	VF 6 SBPL	0	100	0	0			130.00	LF	32.00	2024		100	4,160	
6	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	2024		100	600	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/20/2024 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=-40,-6] W26 W7 S39 E23 S9 E10 N48 \$														
FUS=[YR=2025;ORIG=-30,-6] E7 E26 S49 W10 S5 W16 N11 W7 N43 \$														
FOP=[YR=2025;ORIG=-40,-12] W26 S6 E26 N6 \$														
FOP=[YR=2025;ORIG=-23,-12] E26 S6 W26 N6 \$														
FOP=[YR=2025;ORIG=-7,43] E10 S10 W10 N10 \$														
FOP=[YR=2025;ORIG=-50,42] E10 S10 W10 N10 \$														
FGR=[YR=2025;ORIG=-73,33] E23 S9 S10 S2 W12 S2 W11 N23 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							