BLK 230 W1/2 OF TRACT D OF
LOT 10
CITY OF FDNA BEACH S/D OF

SALTMARSH ERNEST O III
39 SEA MARSH RD
FEERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0230-10D2**

## BUILDING CHARACTERISTICS

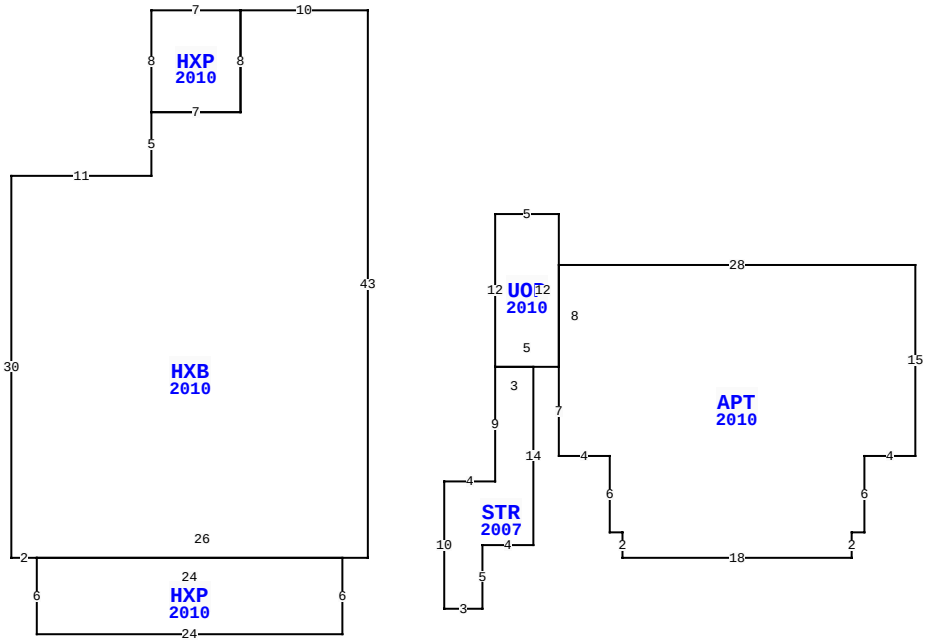
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 576 | 100 | 2010 | 576 | 36,356 |
| HXB | 1,005 | 100 | 2010 | 1,005 | 63,434 |
| HXP | 56 | 30 | 2010 | 17 | 1,073 |
| HXP | 144 | 30 | 2010 | 43 | 2,714 |
| STR | 77 | 10 | 2007 | 8 | 505 |
| UOP | 60 | 20 | 2010 | 12 | 757 |
| TOTALS | 1,918 | | | 1,661 | 104,839 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,661 | 83.6000 | 83.60 | 138,860 | 1930 | 1990 | 0 | 0 | 0 | 24.50 | 75.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1581 HX Base Yr




1230 BEECH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/14/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 104,839 |
| TOTAL MARKET OB/XF VALUE | 389 |
| TOTAL LAND VALUE - MARKET | 135,000 |
| TOTAL MARKET VALUE | 240,228 |
| SOH/AGL Deduction | 8,455 |
| ASSESSED VALUE | 231,773 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 231,773 |
| TOTAL JUST VALUE | 240,228 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 210,703 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100618 | ELEC.POWER ON | 80 | 04/16/2010 |
| 20033543 | REPLACE WINDOWS | 1,000 | 07/22/2003 |
| 20021062 | 1ST FL.DEMOLITION | 2,000 | 06/24/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2560/0565 | 4/29/2022 | WD | Q | I | 01 | 299,900 |
| GRANTOR: HARDESTY JOSEPH R | | | | | | |
| GRANTEE: SALTMARSH ERNEST O | | | | | | |
| 2239/1163 | 11/20/2018 | QC | U | I | 11 | 100 |
| GRANTOR: HARDESTY JOSEPH R & W | | | | | | |
| GRANTEE: HARDESTY JOSEPH R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXB=[YR=2010] W10 HXP=[YR=2010] W7 S8 E7 N8$ S8 W7 S5 W11 S30 E2 HXP=[YR=2010] S6 E24 N6 W24$ E26 N43 $ PTR=E10 S16
UOP=[YR=2010] S12 STR=[YR=2007] S9 W4S10E3N5E4N14W3$E5
APT=[YR=2010] S7E4S6E1S2E18N2E1N6E4 N15W28S8$N12W5$ N16W10$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 22.50 | 22.50 | 100 | 2007 | 2007 | 3 | 27 | 389 | |

## LAND DESCRIPTION

TOTAL OB/XF 389

| 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 | 000100 | C | RES | 0 | 0006 | R-2 | 50.00 | 86.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 135,000 | | | | | | | |

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS