

LOT 8
IN OR 2155/1394
SEA MARSH VLG UNIT 2 PB 4/16

CMD LIVING TRUST/DEPEW CHAUNCEY MICHAEL TRUSTEE
7 WATER OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0008-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 5																										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,992	118.8348	187.76	561,778	1999	1999	0	0	0	12.00	88.00	VALUATION SUMMARY																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2015													Heated Area: 2492																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015																									
Interior Wall	05	DRYWALL 100														VALUATION BY													STANDARD												
Interior Floo	11	CLAY TILE 80														Tax Group: 5													Tax Dist:												
Interior Floo	14	CARPET 20														BUILDING MARKET VALUE													509,666												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													10,397												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													500,000												
Bedrooms		3 100														TOTAL MARKET VALUE													1,020,063												
Bathrooms		2.5 100														SOH/AGL Deduction													416,825												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													603,238												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Units	0	0 100														BASE TAXABLE VALUE													552,516												
Occupancy	00	NONE 100	TOTAL JUST VALUE													1,020,063																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													997,167																									
Quality			04	Quality Level 04																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA													10																									
NEIGHBORHOOD/LOC			10001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,492	100	1999	2,492	411,750																																				
FGR	516	55	1999	284	46,925																																				
FOP	86	30	1999	26	4,296																																				
FOP	200	30	1999	60	9,914																																				
FST	12	55	1999	7	1,156																																				
UOP	91	20	1999	18	2,974																																				
USP	350	30	1999	105	17,349																																				
TOTALS	3,747			2,992	494,365																																				
EXTRA FEATURES						7 WATER OAK, FERNANDINA BEACH																																			
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620																									
2	0810	CONCRETE A	0	100	0	0	1,559.00	SF	6.50	6.50	100	1999	1999	3	75	7,600																									
3	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1999	1999	3	75	356																									
4	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00	8.00	100	1999	1999	3	75	504																									
5	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1999	1999	3	75	117																									
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200																									
TOTAL OB/XF 10,397																																									
LAND DESCRIPTION																																									
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																								
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS																																									

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