LOT 28
IN OR 1960/1366
SEA MARSH VILLAGE #2 PBK 4/16

KOERNER PHILIP D & CLAUDIA S
614 MAEGHANN CT
TIPP CITY, OH 45371

2025

01-6N-29-0300-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

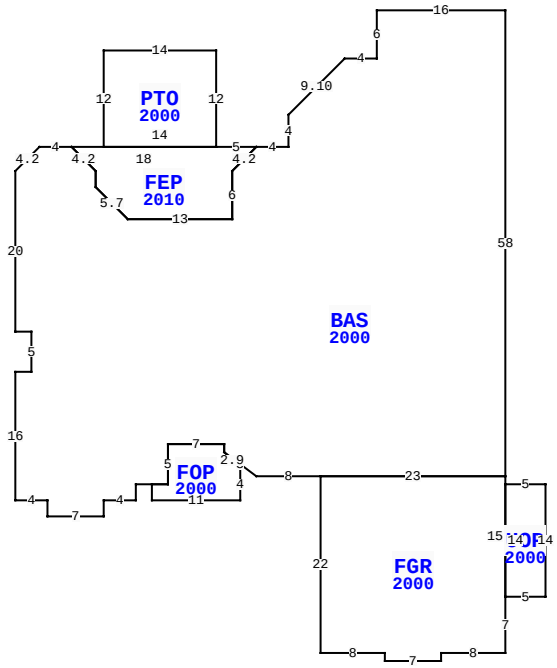
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,730	100	2000	2,730	454,942
FEP	154	80	2010	123	20,497
FGR	513	55	2000	282	46,994
FOP	63	30	2000	19	3,167
PTO	168	5	2000	8	1,333
UOP	70	20	2000	14	2,333
TOTALS	3,698			3,176	529,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,176	119.1750	188.30	598,041	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2730 HX Base Yr



137 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	529,266
TOTAL MARKET OB/XF VALUE	18,036
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,047,302
SOH/AGL Deduction	141,541
ASSESSED VALUE	905,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	905,761
TOTAL JUST VALUE	1,047,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216288	REMODEL	0	12/01/2012
B9905741	NEW CONSTR	225,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1960/1366	1/30/2015	WD	Q	I	02	540,000
GRANTOR: LUNDBORG PEARL JONES						
GRANTEE: KOERNER PHILIP D &						
0961/0782	12/08/2000	WD	Q	V	01	100
GRANTOR: LUNDBORG ROGER K & PE						
GRANTEE: LUNDBORG ROGER K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 S6 W4 L7 D7 S4 W4 FEP=[YR=2010] W5 PTO=[YR=2000] N12 W14 S12 E14 $ W18 D3 R3 S2 D4 R4 E13 N6 R3 U3 $ D3 L3 S6 W13 U4 L4 N2 U3 L3 W4 D3 L3 S20E2 S5 W2S16 E4 S2 E7 N2 E4 N2 E2 FOP=[YR=2000] S2 E11 N4 U2 L2 N1 W7 S5 W2$ E2 N5 E7 S1 D3 R4 E8 FGR=[YR=2000] S22 E8 S1 E7N1 E8 N7 UOP=[YR=2000] E5 N14 W5 S14 $ N15 W23 $ E23 N58 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	0	0	0	1,500.00	SF	4.00	4.00	100	2000	2000	3	77	4,620	
3	0825	BRICK	0	0	0	0	411.00	SF	12.50	12.50	100	2000	2000	3	93	4,778	
4	0855	CONC PAVER	0	0	0	0	975.00	SF	7.00	7.00	100	2005	2005	3	84	5,733	

LAND DESCRIPTION

TOTAL OB/XF 18,036

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		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