

TRACT 33
CEDAR POINT
SEA MARSH VILLAGE #2 PB 4/16

KEIGWIN BEVERLY F REVOCABLE TRUST/KEIGWIN BEVERLY
127 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

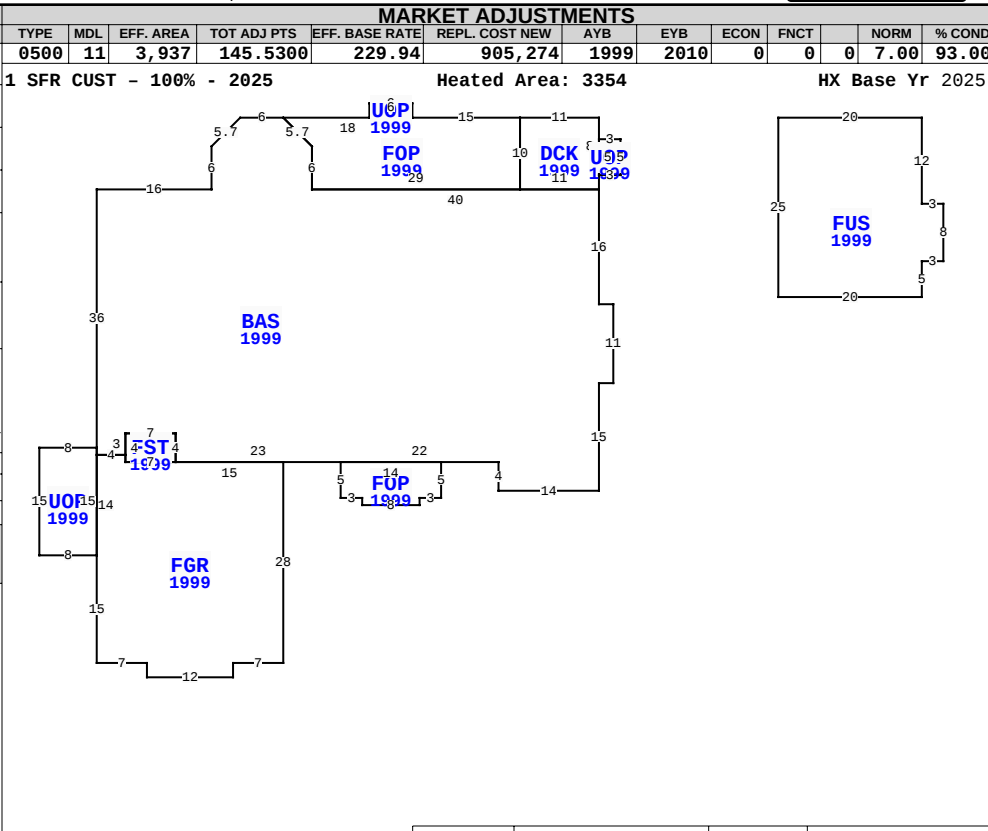
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	1999	2,830	605,179
DCK	110	10	1999	11	2,352
FGR	756	55	1999	416	88,959
FOP	78	30	1999	23	4,919
FOP	298	30	1999	89	19,032
FST	28	55	1999	15	3,208
FUS	524	100	1999	524	112,055
UOP	12	20	1999	2	428
UOP	15	20	1999	3	642
UOP	120	20	1999	24	5,133
TOTALS	4,771			3,937	841,905

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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		2,115.00	SF 6.50	6.50	100	1999	1999	3	75	10,311
3	0825	BRICK	0	100	0	0		157.00	SF 12.50	12.50	100	1999	1999	3	93	1,825

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



127 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																13,756
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				841,905	
TOTAL MARKET OB/XF VALUE				13,756	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,355,661	
SOH/AGL Deduction				500,000	
ASSESSED VALUE				855,661	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE				799,939	
TOTAL JUST VALUE				1,355,661	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,090,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805033	NEW CONSTR	316,000	06/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2763/374	1/13/2025	SW	U	I	11
GRANTOR: KEIGWIN BEVERLY F					
GRANTEE: KEIGWIN BEVERLY F R					
2729/1027	7/30/2024	WD	Q	I	01
GRANTOR: BAXTER JULIAN & SYLVI					
GRANTEE: KEIGWIN BEVERLY F					

BUILDING NOTES															
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BUILDING DIMENSIONS															
DCK=[YR=1999] W11 FOP=[YR=1999] W15 UOP=[YR=1999] N2 W6 S2 E6\$ W18 BAS=[YR=1999] W6 D4 L4 S6 W16 S36 UOP=[YR=1999] W8 S15 E8 FGR=[YR=1999] S15 E7 S2 E12 N2 E7 N28 W15 FST=[YR=1999] N4 W7 S4 E7\$ W7 N1 W4 S14\$ N15\$ S1 E4 N3 E7 S4 E23 FOP=[YR=1999] S5 E3 S1 E8 N1 E3 N5 W14\$ E22 S4 E14 N15 E2 N11 W2 N16 W40 N6 L4 U4 \$ D4 R4 S6 E29N10\$ S10 E11 N2 UOP=[YR=1999] E3 N5 W3 S5\$ N8\$ PTR=E25 FUS=[YR=1999] E20S12 E3 S8 W3 S5 W20 N25\$ W25\$.															