

LOT 36  
IN OR 569/443  
SEA MARSH VILLAGE #2 PBK 4/16

DOYLE GEORGIA A  
121 BITTERNUT RD  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0036-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 19 | MARBLE 10      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |          |          |    |
|------------------|----------|----------|----|
| MAP NUM          |          | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10001.00 |          |    |

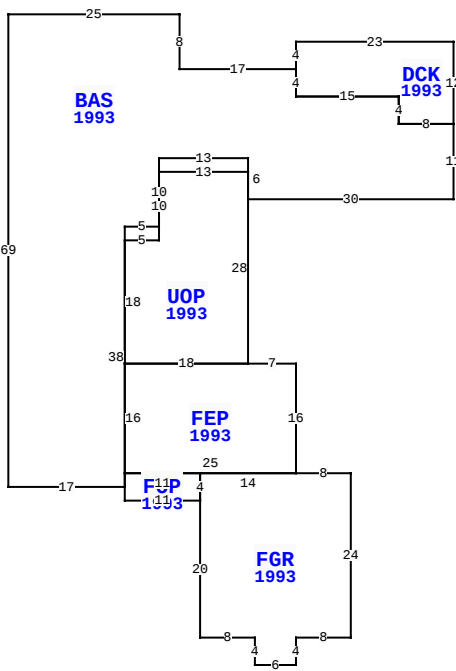
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,967            | 100         | 1993 | 1,967        | 305,076              |
| DCK       | 216              | 10          | 1993 | 22           | 3,412                |
| FEP       | 400              | 80          | 1993 | 320          | 49,631               |
| FGR       | 552              | 55          | 1993 | 304          | 47,150               |
| FOP       | 44               | 30          | 1993 | 13           | 2,016                |
| UOP       | 454              | 20          | 1993 | 91           | 14,113               |

|                |       |  |  |       |         |
|----------------|-------|--|--|-------|---------|
| TOTALS         | 3,633 |  |  | 2,717 | 421,399 |
| 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   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,623.00 | SF | 4.00     | 4.00           | 100       | 1988    | 1988        | 3 | 52     | 3,376           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 2.00     | UT | 3,500.00 | 3,500.00       | 100       | 1988    | 1988        | 3 | 62     | 4,340           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 28 | 16 | 448.00   | SF | 85.00    | 85.00          | 100       | 1989    | 1989        | 3 | 20     | 7,616           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 658.00   | SF | 7.25     | 7.25           | 100       | 1989    | 1989        | 3 | 54.5   | 2,600           |       |
| 5   | 0910       | SCRN RM L   | 0   | 100 | 0  | 0  | 799.00   | SF | 15.00    | 15.00          | 100       | 1990    | 1990        | 3 | 20     | 2,397           |       |
| 6   | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0  | 234.00   | SF | 8.00     | 8.00           | 100       | 1989    | 1989        | 3 | 54.5   | 1,020           |       |
| 7   | 0445       | BOX FNC 5'  | 0   | 100 | 0  | 0  | 84.00    | LF | 8.10     | 8.10           | 100       | 1989    | 1989        | 3 | 20     | 136             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 21,485   |     |     |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.10    | 500,000.00 | 550,000.00     | 550,000    |

| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |      |                 |         |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|---------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM    | % COND |
| 0500                     | 01  | 2,717     | 114.8112    | 181.40         | 492,864        | 1988              | 1995 | 0    | 0               | 0 14.50 | 85.50  |
| 1 SFR CUST - 100% - 1990 |     |           |             |                |                | Heated Area: 1967 |      |      | HX Base Yr 1990 |         |        |



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

| 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   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,623.00 | SF | 4.00     | 4.00           | 100       | 1988    | 1988        | 3 | 52     | 3,376           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 2.00     | UT | 3,500.00 | 3,500.00       | 100       | 1988    | 1988        | 3 | 62     | 4,340           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 28 | 16 | 448.00   | SF | 85.00    | 85.00          | 100       | 1989    | 1989        | 3 | 20     | 7,616           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 658.00   | SF | 7.25     | 7.25           | 100       | 1989    | 1989        | 3 | 54.5   | 2,600           |       |
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| 6   | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0  | 234.00   | SF | 8.00     | 8.00           | 100       | 1989    | 1989        | 3 | 54.5   | 1,020           |       |
| 7   | 0445       | BOX FNC 5'  | 0   | 100 | 0  | 0  | 84.00    | LF | 8.10     | 8.10           | 100       | 1989    | 1989        | 3 | 20     | 136             |       |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 5       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 5              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 421, 399    |         |
| TOTAL MARKET OB/XF VALUE  |  | 21, 485     |         |
| TOTAL LAND VALUE - MARKET |  | 550, 000    |         |
| TOTAL MARKET VALUE        |  | 992, 884    |         |
| SOH/AGL Deduction         |  | 617, 318    |         |
| ASSESSED VALUE            |  | 375, 566    |         |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50, 722 |
| BASE TAXABLE VALUE        |  | 324, 844    |         |
| TOTAL JUST VALUE          |  | 992, 884    |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 974, 366    |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 4173       | NEW CONSTR  | 3,000  | 01/15/1991 |
| 5743       | SWIM POOL   | 11,700 | 05/19/1989 |
| 4521       | NEW CONSTR  | 82,700 | 11/24/1987 |
| 4681       | NEW CONSTR  | 0      | 11/24/1987 |

| SALES DATA                  |            |              |        |        |           |               |  |  |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0569/0443                   | 5/04/1989  | WD           | Q      | I      |           | 272,000       |  |  |  |
| GRANTOR: SATURDAY D T & S G |            |              |        |        |           |               |  |  |  |
| GRANTEE: DOYLE GEORGIA A    |            |              |        |        |           |               |  |  |  |
| 0531/0085                   | 11/13/1987 | WD           | Q      | V      |           | 35,500        |  |  |  |
| GRANTOR: DAVIS JAMES W      |            |              |        |        |           |               |  |  |  |
| GRANTEE: SATURDAY DANNY & S |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
DCK=[YR=1993] W23 S4 BAS=[YR=1993] W17 N8 W25 S69 E17  
FOP=[YR=1993] S2 E11 FGR=[YR=1993] S20 E8 S4 E6 N4 E8 N24 W8  
FEP=[YR=1993] N16 W7 UOP=[YR=1993] N28 W13 S10 W5 S18 E18\$  
W18 S16 E25\$ W14 S4\$ N4 W11 S2\$ N38 E5 N10 E13 S6 E30 N11 W8  
N4 W15 N4\$ S4 E15 S4 E8 N12\$.