TRACT 38
IN OR 2223/178
CEDAR POINT

DURHAM TODD P & JANE K
117 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

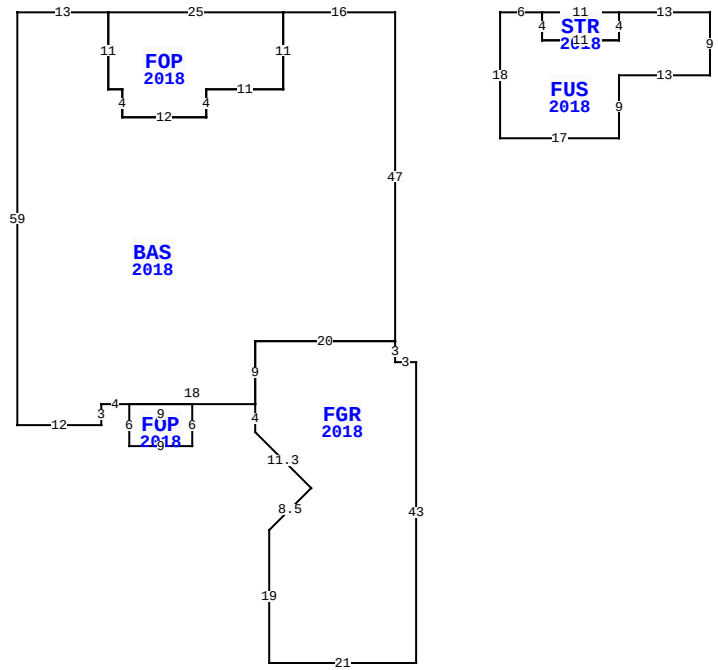
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	05	Quality Level 05
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	2,557	100	2018	2,557	574,634
FGR	949	55	2018	522	117,309
FOP	54	30	2018	16	3,596
FOP	323	30	2018	97	21,799
FUS	379	100	2018	379	85,173
STR	44	10	2018	4	899
TOTALS	4,306			3,575	803,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,575	146.6352	231.68	828,256	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 2936 HX Base Yr 2020



117 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		803,408
TOTAL MARKET OB/XF VALUE		19,692
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,323,100
SOH/AGL Deduction		502,852
ASSESSED VALUE		820,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		769,526
TOTAL JUST VALUE		1,323,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,286,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707285	NEW CONSTR	539,542	08/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/0178	9/07/2018	SW	Q	I	01	812,000
GRANTOR: SEAVIEW CUSTOM HOMES						
GRANTEE: DURHAM TODD P & JAN						
2123/1400	6/01/2017	WD	Q	I	01	185,000
GRANTOR: HARRIS ADAIR B L/E						
GRANTEE: SEAVIEW CUSTOM HOME						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,628.00	SF	10.00	10.00	100	2018	2018	3	97	15,792	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	78	3,900	

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W25 S11 E2 S4 E12 N4 E11 N11$ S11 W11S4 W12 N4 W2 N11 W13 S59 E12 N3 E4 FOP=[YR=2018] S6 E9 N6 W9$ E18 FGR=[YR=2018] S4 D8 R8 D6 L6 S19 E21 N43 W3 N3 W20 S9$ N9 E20 N47$ PTR=E15 FUS=[YR=2018] E6 STR=[YR=2018] E11 S4 W11 N4$ S4 E11 N4 E13 S9 W13 S9 W17 N18$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 19,692

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	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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS