

LOT 43
IN OR 1567/1211
SEA MARSH VILLAGE #2 PBK 4/16

MELVIN WILLIAM G & ELIZABETH B
PO BOX 16851
FERNANDINA BEACH, FL 32035

2025

01-6N-29-0300-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,277	100	2013	2,277	368,190
FGR	840	55	2013	462	74,705
FOP	266	30	2013	80	12,936
FOP	323	30	2013	97	15,685
FSP	162	40	2013	65	10,511
FUS	680	100	2013	680	109,956
UOP	14	20	2013	3	485
UOP	884	20	2013	177	28,621

TOTALS	5,446			3,841	621,088
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,396.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	244.00	SF	7.00
4	0855	CONC PAVER	0	100	0	0	76.00	SF	7.00
5	0443	STK FNC 6'	0	100	0	0	25.00	LF	10.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,841	107.7300	170.21	653,777	2013	2013	0	0	0	5.00	95.00	
1 SFR CUST - 100% - 2014 Heated Area: 2957 HX Base Yr 2014													
124 SEA MARSH RD, FERNANDINA BEACH													

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

TOTAL OB/XF													
13,458													

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		621,088	
TOTAL MARKET OB/XF VALUE		13,458	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,134,546	
SOH/AGL Deduction		491,906	
ASSESSED VALUE		642,640	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		591,918	
TOTAL JUST VALUE		1,134,546	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,106,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226253	CO ISSUED	0	05/20/2013
E1225648	NEW CONSTR	0	12/01/2012
B1226579	POOL	25,485	11/01/2012
M1217696	H/AC	0	10/01/2012
B26253	NEW CONSTR	352,168	08/02/2012
P1216049	NEW CONSTR	0	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/1211	5/21/2008	WD	Q	V		357,000	
GRANTOR: BEVERLY MANLEY LLC							
GRANTEE: MELVIN WILLIAM G &							
1385/0858	1/30/2006	WD	Q	V		260,000	
GRANTOR: KELLY JOHN W & MARJOR							
GRANTEE: BEVERLY MANLEY LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W16 UOP=[YR=2013] N13 W8 S15 W20 N15 W9 S26 FSP=[YR=2013] W17 S16 E6 N10 E11 N6\$ S6 E1 FOP=[YR=2013] S9 E19 S3 E12 N8 U4 R4 W35\$ E35 U1 R1 N18\$ S18 D5 L5 S8 W12 N3 W19 N9 W12 S30 FGR=[YR=2013] W1 S35 E24 N16 FOP=[YR=2013] E13 UOP=[YR=2013] S2 E7 N2 W7\$ E20 N11 W7 S4 W6 N1 W7 S1 W13 S7\$ N19 W23\$ E23 S12 E13 N1 E7 S1 E6 N4 E13 N25 E2 N32\$ PTR=E25 FUS=[YR=2013] E4 N4 E8 N1 E13 S20 W5 S14 W14 N12 W6 N17\$ W25\$.									

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