LOT 45
IN OR 282 PG 266
SEA MARSH VILLAGE #2 PBK 4/16

MILLER GWENDOLYN
1526 BIRCHRUN ROAD
CHESTER SPRINGS, PA 19425

2025

01-6N-29-0300-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

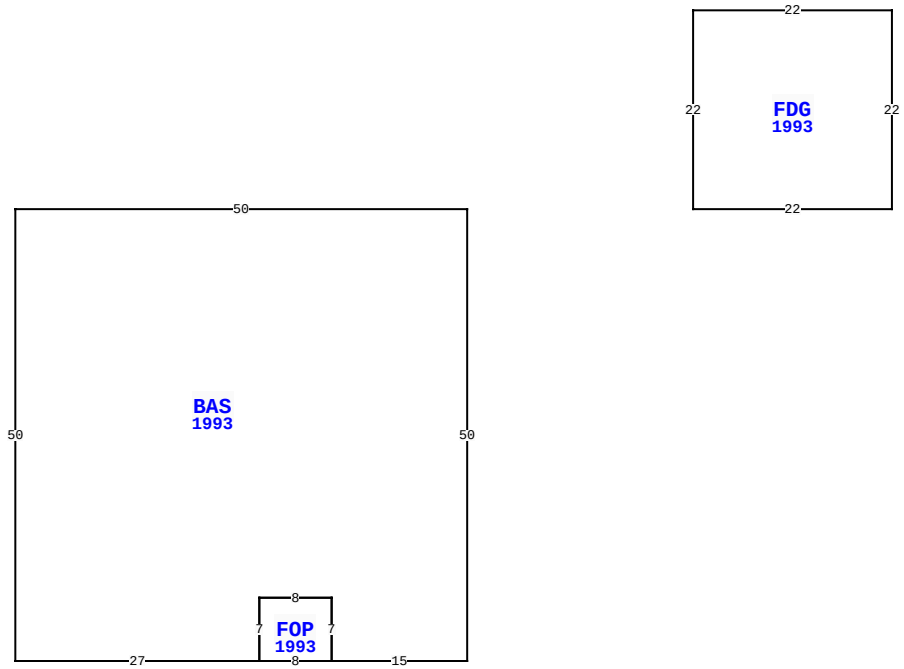
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,444	100	1993	2,444	317,817
FDG	484	60	1993	290	37,712
FOP	56	30	1993	17	2,210
TOTALS	2,984			2,751	357,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,751	110.4768	174.55	480,187	1973	1973	0	0	0	25.50	74.50

1 SFR CUST – 0% - 0 Heated Area: 2444 HX Base Yr



120 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	357,739
TOTAL MARKET OB/XF VALUE	18,415
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	876,154
SOH/AGL Deduction	135,485
ASSESSED VALUE	740,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	740,669
TOTAL JUST VALUE	876,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	860,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7373	REPAIR/RRF	1,100	07/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0282/0266	12/28/1978	WD	Q	I		105,000
GRANTOR: CHANDLER BRUCE S JR						
GRANTEE: MILLER ARTHUR C & G						
0132/0256	1/01/1972	WD	Q	V		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S50 E27 FOP=[YR=1993] E8 N7 W8S7$ N7 E8 S7 E15 N50$ PTR=E25 FDG=[YR=1993] E22 N22 W22S22 $W25$.

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	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1973	1973	3	23	90	
2	0850	PEBBLE WLK	0	0	0	0	105.00	SF	3.50	3.50	100	1984	1984	3	41	151	
3	0858	SCULP CONC	0	0	0	0	493.00	SF	13.00	13.00	100	1984	1984	3	79	5,063	
4	0855	CONC PAVER	0	0	0	0	2,389.00	SF	7.00	7.00	100	2000	2000	3	77	12,877	
5	1242	WD DECK A	0	0	0	0	117.00	SF	10.00	10.00	100	1990	1990	3	20	234	

LAND DESCRIPTION

TOTAL OB/XF 18,415

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