

TRACT 47  
CEDAR POINT  
SEA MARSH VILLAGE 2 PB 4/16

WEINBERG FAMILY TRUST/WEINBERG PATRICIA S TRUSTEE  
116 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0047-0000



| 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            | 11 | CLAY TILE 50   |
| Interior Floo            | 13 | LVT/LAMNT 50   |
| 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          |
| 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       | 2,221            | 100         | 1993 | 2,221        | 358,513              |
| DCK       | 140              | 10          | 1993 | 14           | 2,260                |
| FGR       | 668              | 55          | 1993 | 367          | 59,241               |
| FOP       | 61               | 30          | 1993 | 18           | 2,906                |
| FOP       | 96               | 30          | 1993 | 29           | 4,681                |
| PTO       | 90               | 5           | 1993 | 4            | 646                  |

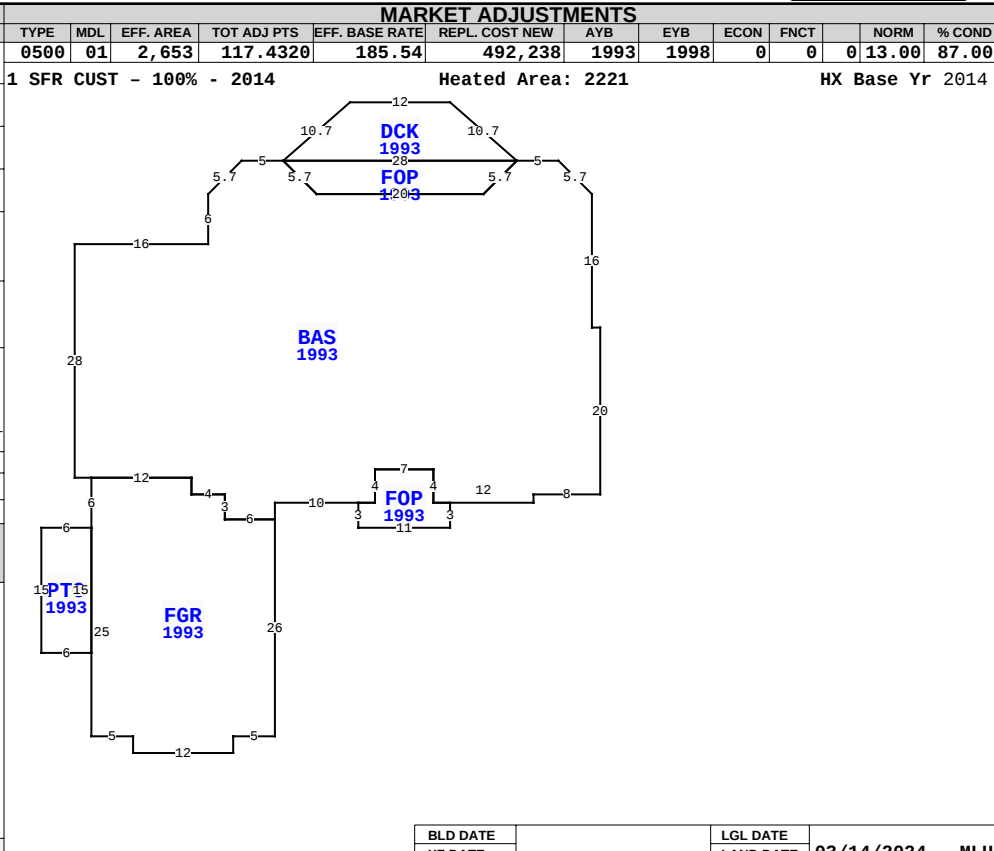
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,276 |  |  | 2,653 | 428,247 |
|--------|-------|--|--|-------|---------|

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   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1993    | 1993        | 3 | 72     | 1,440           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 7  | 2 | 14.00    | SF | 6.50     | 6.50           | 100       | 1993    | 1993        | 3 | 64     | 58              |       |
| 3   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 2,310.00 | SF | 4.00     | 4.00           | 100       | 1993    | 1993        | 3 | 64     | 5,914           |       |
| 4   | 1126       | CB/STC 8"   | 0   | 100 | 31 | 6 | 186.00   | SF | 8.00     | 8.00           | 100       | 1993    | 1993        | 3 | 64     | 952             |       |
| 5   | 0911       | SCRN RM A   | 0   | 100 | 0  | 0 | 140.00   | SF | 17.50    | 17.50          | 100       | 2014    | 2014        | 3 | 60     | 1,470           |       |

LAND DESCRIPTION

| 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 | 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    |                             |      |         |      |     |    |        |



116 SEA MARSH RD, FERNANDINA BEACH

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 9,834

| NASSAU COUNTY PROPERTY                                          |  |             |           |              | PAGE 1 of 1 |            | 5         |               |
|-----------------------------------------------------------------|--|-------------|-----------|--------------|-------------|------------|-----------|---------------|
| VALUATION SUMMARY                                               |  |             |           |              |             |            |           |               |
| VALUATION BY                                                    |  |             |           | STANDARD     |             |            |           |               |
| Tax Group: 5                                                    |  |             | Tax Dist: |              |             |            |           |               |
| BUILDING MARKET VALUE                                           |  |             |           | 428,247      |             |            |           |               |
| TOTAL MARKET OB/XF VALUE                                        |  |             |           | 9,834        |             |            |           |               |
| TOTAL LAND VALUE - MARKET                                       |  |             |           | 500,000      |             |            |           |               |
| TOTAL MARKET VALUE                                              |  |             |           | 938,081      |             |            |           |               |
| SOH/AGL Deduction                                               |  |             |           | 448,174      |             |            |           |               |
| ASSESSED VALUE                                                  |  |             |           | 489,907      |             |            |           |               |
| TOTAL EXEMPTION VALUE                                           |  |             | WX HX HB  |              | 55,722      |            |           |               |
| BASE TAXABLE VALUE                                              |  |             | 434,185   |              |             |            |           |               |
| TOTAL JUST VALUE                                                |  |             |           | 938,081      |             |            |           |               |
| NCON VALUE                                                      |  |             |           | 0            |             |            |           |               |
| INCOME VALUE                                                    |  |             |           |              |             |            |           |               |
| PREVIOUS YEAR MKT VALUE                                         |  |             |           | 919,123      |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
| PERMIT NUM                                                      |  | DESCRIPTION |           | AMT          |             | ISSUED     |           |               |
| B1429328                                                        |  | SCRNENCL    |           | 4,900        |             | 09/01/2014 |           |               |
| 00260                                                           |  | NEW CONSTR  |           | 213,200      |             | 05/01/1993 |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
| SALES DATA                                                      |  |             |           |              |             |            |           |               |
| OFF RECORD<br>Number                                            |  | DATE        |           | TYPE<br>INST | Q<br>U      | V<br>I     | RSN<br>CD | SALE<br>PRICE |
| 2615/0895                                                       |  | 1/26/2023   |           | QC           | U           | I          | 11        | 100           |
| GRANTOR:WEINBERG MARC & PATRI                                   |  |             |           |              |             |            |           |               |
| GRANTEE:WEINBERG FAMILY TRU                                     |  |             |           |              |             |            |           |               |
| 1889/1228                                                       |  | 11/14/2013  |           | WD           | Q           | I          | 02        | 535,000       |
| GRANTOR:PELLINO FRANCIS M & E                                   |  |             |           |              |             |            |           |               |
| GRANTEE:WEINBERG MARC & PAT                                     |  |             |           |              |             |            |           |               |
| BUILDING NOTES                                                  |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
|                                                                 |  |             |           |              |             |            |           |               |
| BUILDING DIMENSIONS                                             |  |             |           |              |             |            |           |               |
| BAS=[YR=1993] L4 U4 W5 DCK=[YR=1993] L8 U7 W12 L8 D7            |  |             |           |              |             |            |           |               |
| FOP=[YR=1993] D4 R4 E20 U4 R4 W28\$ E28\$ D4 L4 W20 U4          |  |             |           |              |             |            |           |               |
| L4 W5 D4 L4 S6 W16 S28 E2 FGR=[YR=1993] S6 PTO=[YR=1993]        |  |             |           |              |             |            |           |               |
| W6 S15 E6 N15\$ S25 E5 S2 E12 N2 E5 N26 W6 N3 W4 N2 W12\$ E12S2 |  |             |           |              |             |            |           |               |
| E4 S3 E6 N2 E10 FOP=[YR=1993] S3 E11 N3 W2 N4 W7 S4 W2\$ E2 N4  |  |             |           |              |             |            |           |               |
| E7 S4 E12 N1 E8 N20 W1 N16\$.                                   |  |             |           |              |             |            |           |               |