



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	11	CLAY TILE 40
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,149	100	1993	2,149	366,490
BAS	402	100	2002	402	68,557
DCK	36	10	1993	4	682
DCK	168	10	1993	17	2,899
DCK	292	10	1993	29	4,946
FGR	308	55	1993	169	28,821
FOP	80	30	1993	24	4,092
FOP	128	30	1993	38	6,481
FSP	208	40	1993	83	14,155
FSP	156	40	1994	62	10,573
TOTALS	5,473			4,458	760,265

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,913.00	UT	4.00
2	0810	CONCRETE A	0	0	0	0	346.00	SF	6.50
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0855	CONC PAVER	1	0	0	0	400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,458	110.1408	174.02	775,781	1982	2020	0	0	2.00	98.00	
1 SFR CUST - 0% - 2025 Heated Area: 4025 HX Base Yr												
** This building has 12 Sub-Areas												
113 SEA MARSH RD, FERNANDINA BEACH												

TOTAL OB/XF 9,462												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/14/2024	MLU					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	1,913.00	UT	4.00	4.00	100	1982
2	0810	CONCRETE A	0	0	0	0	346.00	SF	6.50	6.50	100	2003
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982
4	0855	CONC PAVER	1	0	0	0	400.00	SF	10.00	10.00	100	2023

TOTAL OB/XF 9,462												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		760,265	
TOTAL MARKET OB/XF VALUE		9,462	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,269,727	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,269,727	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,269,727	
TOTAL JUST VALUE		1,269,727	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,235,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015102	REMODEL	3,000	11/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1208	12/20/2024	WD	Q	I	01	1,475,000
GRANTOR: WILEMON GREGORY II &						
GRANTEE: RANTT HOLDINGS LLC						
2623/1287	3/03/2023	WD	Q	I	01	1,500,000
GRANTOR: BAKER LARRY MICHAEL &						
GRANTEE: WILEMON GREGORY L I						

BUILDING NOTES									
BAS=[YR=1993;ORIG=-37,16] W29 S40 E29 N6 E10 S3 E20 N6 E7 N17 W22 N14 W15 \$									
FUS=[YR=1993;ORIG=74,18] S11 W31 N6 W28 N20 E32 N6 E21 S9 E6 S12 \$									
BAS=[YR=2002;ORIG=-8,2] W26 D3L3 S11 E29 N14 \$									
FGR=[YR=1993;ORIG=0,30] N14 W22 S14 E22 \$									
DCK=[YR=1993;ORIG=-66,56] S5 E8 S7 E21 N10 N2 W29 \$									
FSP=[YR=1993;ORIG=15,0] E28 N7 E25 S4 W21 S6 W32 N3 \$									
DCK=[YR=1993;ORIG=-33,58] S28 E6 N28 W6 \$									
FSP=[YR=1994;ORIG=68,-7] E4 E8 S13 W3 W9 N13 \$									
FOP=[YR=1993;ORIG=0,0] W8 S2 S14 E8 N16 \$									
FOP=[YR=1993;ORIG=-37,58] E4 E6 N8 W10 S8 \$									