TRACT 62
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

BAKER PATRICIA FAM TRST F/B/O MARY BAKER/F/B/O BAK
99 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0062-0000

BUILDING CHARACTERISTICS

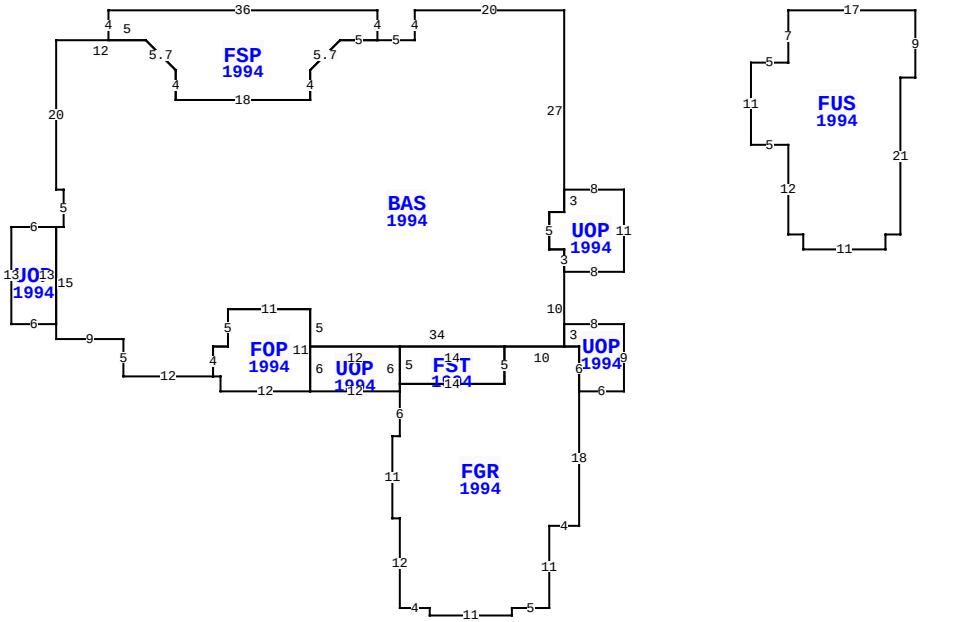
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,677	100	1994	2,677	394,791
FGR	748	55	1994	411	60,613
FOP	131	30	1994	39	5,752
FSP	304	40	1994	122	17,992
FST	70	55	1994	38	5,604
FUS	545	100	1994	545	80,374
UOP	60	20	1994	12	1,770
UOP	72	20	1994	14	2,065
UOP	78	20	1994	16	2,360
UOP	98	20	1994	20	2,950
TOTALS	4,783			3,894	574,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,894	109.8090	173.50	675,609	1994	1994	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2024 Heated Area: 3222 HX Base Yr 2024



99 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		574,268
TOTAL MARKET OB/XF VALUE		71,986
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,246,254
SOH/AGL Deduction		213,764
ASSESSED VALUE		1,032,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		981,768
TOTAL JUST VALUE		1,246,254
NCON VALUE		62,435
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,158,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240003196	POOL	115,000	03/20/2024
B00743	NEW CONSTR	174,775	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1172	9/20/2023	TD	U	I	11	100
GRANTOR: BAKER LAWRENCE FAMILY						
GRANTEE: BAKER PATRICIA C FA						
2671/1170	9/20/2023	TD	U	I	11	100
GRANTOR: BAKER LAWRENCE R FAMI						
GRANTEE: BAKER LAWRENCE FAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W20 S4 W5 FSP=[YR=1994] N4 W36 S4 E5 D4 R4 S4 E18 N4 U4 R4 E5 $ W5 D4 L4 S4 W18 N4 U4 L4 W12 S20 E1 S5 W1 UOP=[YR=1994] W6S13 E6 N13 $ S15 E9 S5 E12 FOP=[YR=1994] E1 S2 E12 UOP=[YR=1994] E12 FGR=[YR=1994] S6 W1 S11 E1 S12 E4 S1E11 N1 E5 N11 E4 N18 UOP=[YR=1994] E6 N9 W8 S3 E2 S6 $ N6 W10 FST=[YR=1994] W14S5 E14 N5 $ S5 W14 S1 $ N6 W12 S6 $ N11 W11 S5 W2S4 $ N4 E2 N5 E11 S5 E34 N10 UOP=[YR=1994] E8 N11 W8 S3 W2 S5 E2 S3 $ N3 W2 N5 E2 N27 $ PTR= E30 FUS=[YR=1994] E17 S9 W2 S21 W2 S2 W11 N2 W2 N12 W5 N11 E5 N7 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	2,755.00	SF	4.00	4.00	100	1994	1994	3	66	7,273	
2	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1994	1994	3	66	798	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
4	0861	POOL GUNIT	0	100	0	0	501.00	SF	85.00	85.00	100	2025	2024		100	42,585	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0855	CONC PAVER	0	100	0	0	813.00	SF	10.00	10.00	100	2025	2024		100	8,130	
7	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2025	2024		100	9,120	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 71,986

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.20	500,000.00	600,000.00	600,000							

REVIEW DATE 10/15/2024 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS