LOT 68
IN OR 2179/1698
SEA MARSH VILLAGE #2 PBK 4/16

CAUL THOMAS J
87 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0068-0000

BUILDING CHARACTERISTICS

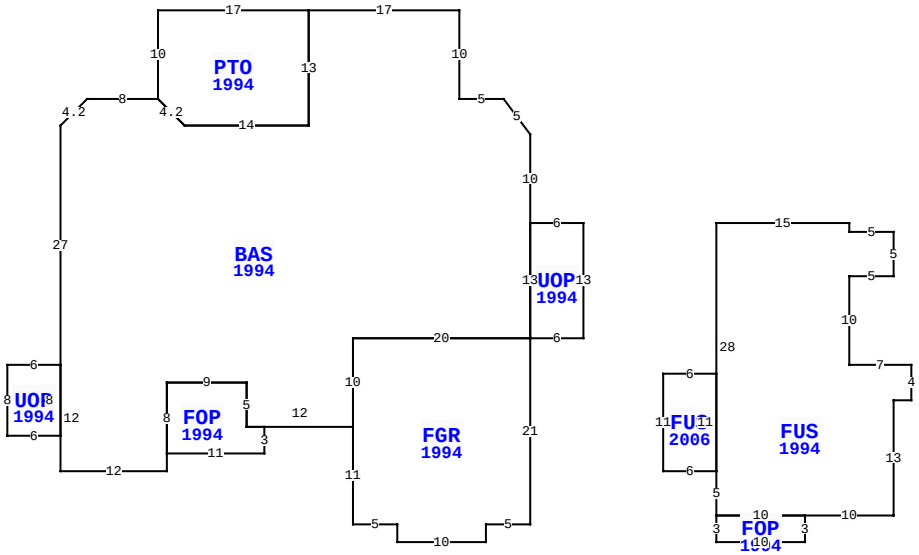
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	1,889	100	1994	1,889	300,390
FGR	440	55	1994	242	38,483
FOP	30	30	1994	9	1,431
FOP	78	30	1994	23	3,658
FUS	613	100	1994	613	97,480
FUS	66	100	2006	66	10,496
PTO	217	5	1994	11	1,750
UOP	48	20	1994	10	1,590
UOP	78	20	1994	16	2,544
TOTALS	3,459			2,879	457,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,879	111.8271	176.69	508,691	1994	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2019 Heated Area: 2568 HX Base Yr 2019



87 SEA MARSH RD, FERNANDINA BEACH

BLD DATE	06/19/2007 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		618,172
TOTAL MARKET OB/XF VALUE		20,748
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,338,920
SOH/AGL Deduction		616,079
ASSESSED VALUE		722,841
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		667,119
TOTAL JUST VALUE		1,338,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,261,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16149	ELEC OTHER	1,500	11/01/2005
M10547	MECH OTHER	0	10/01/2005
B08174	REPAIR/RRF	2,000	09/01/2005
P09983	OTHER	0	09/01/2005
B15967	NEW CONSTR	100,000	09/01/2005
B00757	NEW CONSTR	166,825	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1698	2/22/2018	WD	Q	I	02	710,000
GRANTOR: DUBOSE JAMES III & PA						
GRANTEE: CAUL THOMAS J & CAT						
2179/1694	1/26/2018	WD	U	I	11	100
GRANTOR: CALLAGHAN JACQUELINE						
GRANTEE: CAUL THOMAS J & CAT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W6 BAS=[YR=1994] N10 U4 L3 W5 N10 W17 PTO=[YR=1994] W17 S10 D3 R3 E14 N13$ S13 W14 U3 L3 W8 D3 L3 S27 UOP=[YR=1994] W6 S8 E6 N8$ S12 E12 N2 FOP=[YR=1994] E11 N3 W2 N5 W9 S8$ N8 E9 S5 E12 FGR=[YR=1994] S11 E5 S2 E10 N2 E5 N21 W20 S10$ N10 E20 N13$ S13 E6 N13$ PTR=E15 FUS=[YR=1994] E15 S1 E5 S5 W5 S10 E7 S4 W2 S13 W10 FOP=[YR=1994] S3 W10 N3 E10$ W10 N5 FUS=[YR=2006] W6 N11 E6 S11$ N28$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0855	CONC PAVER	0	100	0	0	2,408.00	SF	7.00	7.00	100	2014	2014	3	94	15,845	
3	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	1994	1994	3	66	528	
4	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20	5.20	100	2000	2000	3	77	2,895	

LAND DESCRIPTION

TOTAL OB/XF 20,748

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

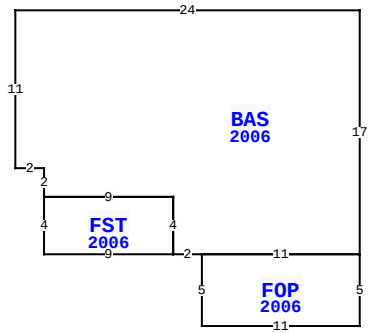
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	

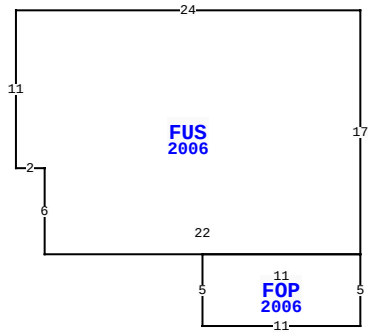
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2006	360	71,443
FOP	55	30	2006	16	3,175
FOP	55	30	2006	16	3,175
FST	36	55	2006	20	3,969
FUS	396	100	2006	396	78,588
TOTALS	902			808	160,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	808	138.0225	218.08	176,209	2006	2006	0	0	0	9.00	91.00

2 SFR CUST – 100% - 2019 Heated Area: 756 HX Base Yr 2019





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2179/1694	1/26/2018	WD	U	I	11	100
GRANTOR: CALLAGHAN JACQUELINE						
GRANTEE: CAUL THOMAS J & CAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S11 E2 S2 FST=[YR=2006] S4 E9 N4 W9$ E9 S4 E2 FOP=[YR=2006] S5 E11 N5 W11$ E11 N17$ PTR= E15
FUS=[YR=2006] E24 S17 FOP=[YR=2006] S5 W11 N5 E11$ W22 N6 W2 N11$ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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