

TRACT 69
IN OR 735 PG 1799
CEDAR POINT

ROWE THOMAS D & SHARON M
85 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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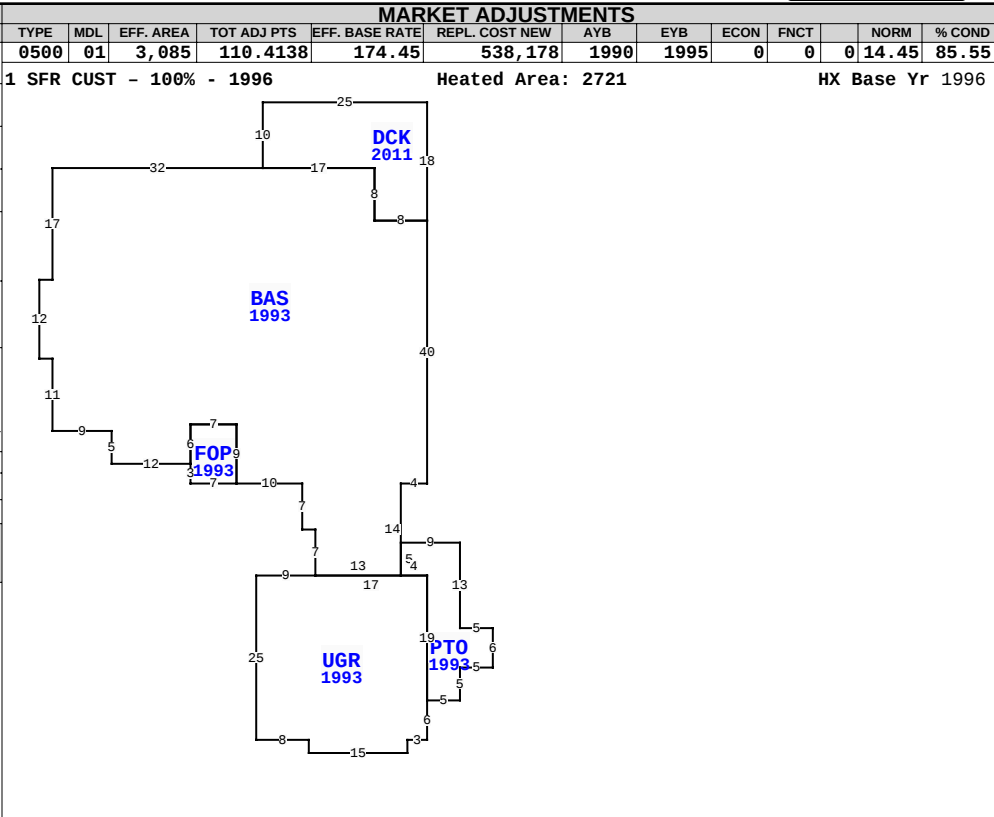
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100	1993	2,721	406,087
DCK	314	10	2011	31	4,627
FOP	63	30	1993	19	2,836
PTO	170	5	1993	8	1,194
UGR	680	45	1993	306	45,668
TOTALS	3,948			3,085	460,411

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0855	CONC PAVER	0	100	0	0	1,542.00	SF	7.00	7.00	100	2014	2014	3	94	10,146	
3	0850	PEBBLE WLK	0	100	0	0	94.00	SF	3.50	3.50	100	1990	1990	3	57	188	
4	0446	BOX FNC 6'	0	100	0	0	9.00	LF	20.00	20.00	100	1990	1990	3	20	36	
5	1126	CB/STC 8"	0	100	0	0	272.00	SF	8.00	8.00	100	1990	1990	3	57	1,240	
6	1125	CB/STC 6"	0	100	0	0	102.00	SF	7.35	7.35	100	1990	1990	3	57	427	

LAND DESCRIPTION			TOTAL OB/XF 13,357														
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
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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
1,542.00	SF	7.00	7.00	100	2014	2014	3	94	10,146	
94.00	SF	3.50	3.50	100	1990	1990	3	57	188	
9.00	LF	20.00	20.00	100	1990	1990	3	20	36	
272.00	SF	8.00	8.00	100	1990	1990	3	57	1,240	
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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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		460,411			
TOTAL MARKET OB/XF VALUE		13,357			
TOTAL LAND VALUE - MARKET		700,000			
TOTAL MARKET VALUE		1,173,768			
SOH/AGL Deduction		740,372			
ASSESSED VALUE		433,396			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		382,674			
TOTAL JUST VALUE		1,173,768			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,103,249			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992106	REPAIR/RRF	3,500	11/01/1999
6089	NEW CONSTR	117,000	11/01/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0735/1799	8/07/1995	WD	Q	I	
GRANTOR: DAVIDUSKI WALTER & AN					SALE PRICE
GRANTEE: ROWE THOMAS & SHARO					345,000
0134/0452	1/01/1972	WD	Q	V	
GRANTOR:					22,500
GRANTEE:					

BUILDING NOTES		
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BUILDING DIMENSIONS		
DCK=[YR=2011] W25 S10 BAS=[YR=1993] W32 S17 W2 S12 E2 S11 E9 S5 E12 FOP=[YR=1993] S3 E7N9 W7 S6 \$ N6 E7 S9 E10 S7 E2 S7 UGR=[YR=1993] W9 S25 E8 S2 E15 N2E3 N6 PTO=[YR=1993] E5 N5 E5 N6 W5 N13 W9 S5 E4 S19 \$ N19 W17 \$ E13 N14 E4 N40 W8 N8 W17\$ E17 S8 E8 N18\$.		