LOT 70
SEA MARSH VLG UNIT 2 PBK 4/16

SWAGER ALAN R & MARJORY LYNNE
83 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0070-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

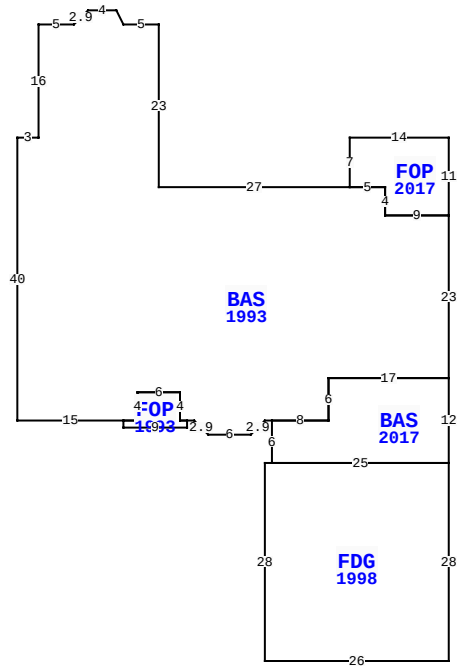
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100	1993	2,290	532,971
BAS	252	100	2017	252	58,650
FDG	728	60	1998	437	101,707
FOP	33	30	1993	10	2,328
FOP	134	30	2017	40	9,309
TOTALS	3,437			3,029	704,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,029	152.6464	241.18	730,534	1983	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2542 HX Base Yr 2024



83 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		704,965
TOTAL MARKET OB/XF VALUE		60,083
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,465,048
SOH/AGL Deduction		494,881
ASSESSED VALUE		970,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		919,445
TOTAL JUST VALUE		1,465,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,385,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002187	SCRNENCL	27,781	04/25/2017
B1633243	REMODEL	205,000	10/20/2016
B1633005	SWIM POOL	54,755	09/07/2016
B1327191	WINDOW	3,500	05/01/2013
B9804932	NEW CONSTR	20,000	05/01/1998
R980964	NEW CONSTR	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/944	8/22/2023	WD	Q	I	01	1,725,000
GRANTOR: LALLI ROBERT G & CARO						
GRANTEE: SWAGER ALAN R & MAR						
2046/1308	5/17/2016	WD	U	I	37	451,600
GRANTOR: ROHRBACH NELSON J JR						
GRANTEE: LALLI ROBERT G & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W14 S7 BAS=[YR=1993] W27 N23 W5 U2 L1 W4 D2 L2 W5 S16 W3 S40 E15 FOP=[YR=1993] S1 E9 N1 W1 N4 W6 S4 W2 $ E2 N4 E6 S4 E2 D2 R2 E6 U2 R2 E1 BAS=[YR=2017] S6 FDG=[YR=1998] W1 S28 E26 N28 W25$ E25 N12 W17 S6 W8$ E8 N6 E17 N23 W9 N4 W5$ E5 S4 E9 N11$.

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	1983	1983	3	51.5	1,030	
2	1125	CB/STC 6"	0	100	0	0	275.00	SF	7.35	7.35	100	1983	1983	3	38	768	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1983	1983	3	38	593	
4	0825	BRICK	0	100	12	3	36.00	SF	12.50	12.50	100	1983	1983	3	77	347	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1983	1983	3	20	120	
6	0825	BRICK	0	100	0	0	119.00	SF	12.50	12.50	100	1983	1983	3	77	1,145	
7	0850	PEBBLE WLK	0	100	0	0	566.00	SF	3.50	3.50	100	1983	1983	3	38	753	
8	0810	CONCRETE A	0	100	0	0	1,116.00	SF	6.50	6.50	100	1998	1998	3	73	5,295	
9	0861	POOL GUNIT	0	100	0	0	398.00	SF	85.00	85.00	100	2017	2017	3	81	27,402	
10	0911	SCRN RM A	0	100	0	0	1,173.00	SF	17.50	17.50	100	2017	2017	3	74	15,190	

TOTAL OB/XF 52,643

LAND DESCRIPTION

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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00	10.00	100	2017	2017	3	96	7,440	

LAND DESCRIPTION

TOTAL OB/XF 7,440

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

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