

LOT 4
OR 332 PG 341
CEDAR POINT SUB 4/103

KENNARD JOANNA M
104 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-030A-0004-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5																									
Exterior Wall	16	WD FR STUC 100	0500	01	3,287	110.6070	174.76	574,436	1982	1992	0	0	0	16.00	84.00	VALUATION SUMMARY																								
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 1983														Heated Area: 2942																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1983																							
Interior Wall	05	DRYWALL 100															VALUATION BY												STANDARD											
Interior Floor	14	CARPET 50															Tax Group: 5												Tax Dist:											
Interior Floor	15	HARDTILE 50															BUILDING MARKET VALUE												482,526											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												21,422											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												900,000											
Bedrooms	3	100															TOTAL MARKET VALUE												1,403,948											
Bathrooms	3	100															SOH/AGL Deduction												865,084											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												538,864											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB WX 55,722											
Units	0	100															BASE TAXABLE VALUE												483,142											
BUD8 Adjustme	05	DIST 1A 100	TOTAL JUST VALUE												1,403,948																									
Occupancy	00	NONE 100	NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												1,282,540																									
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	2,333	100	1993	2,333	342,481																																			
BAS	143	100	2009	143	20,992																																			
BAS	352	100	2009	352	51,673																																			
DCK	80	10	1993	8	1,174																																			
FGR	552	55	1993	304	44,627																																			
FOP	9	30	1993	3	440																																			
FOP	42	30	1993	13	1,908																																			
SFB	143	80	2009	114	16,735																																			
STP	3	10	1993	0	0																																			
STR	45	10	1993	4	587																																			
TOTALS	3,832			3,287	482,526																																			
EXTRA FEATURES						104 SEA MARSH RD, FERNANDINA BEACH																																		
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	0855	CONC PAVER	0	100	0	0			2,739.00	SF	7.00					18,406																								
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00					980																								
3	0855	CONC PAVER	0	100	0	0			228.00	SF	7.00					1,532																								
4	0835	QUARY TILE	0	100	0	0			100.00	SF	10.00					350																								
5	1126	CB/STC 8"	0	100	0	0			55.00	SF	8.00					154																								
TOTAL OB/XF 21,422																																								
LAND DESCRIPTION																																								
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																								
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	900,000.00	900,000.00																								
REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS																																								