

LOT 1
IN OR 1130/1593
SEA MARSH VILLAGE #1 PBK 4/11

BERRY MARION B
163 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0001-0000



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		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		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	

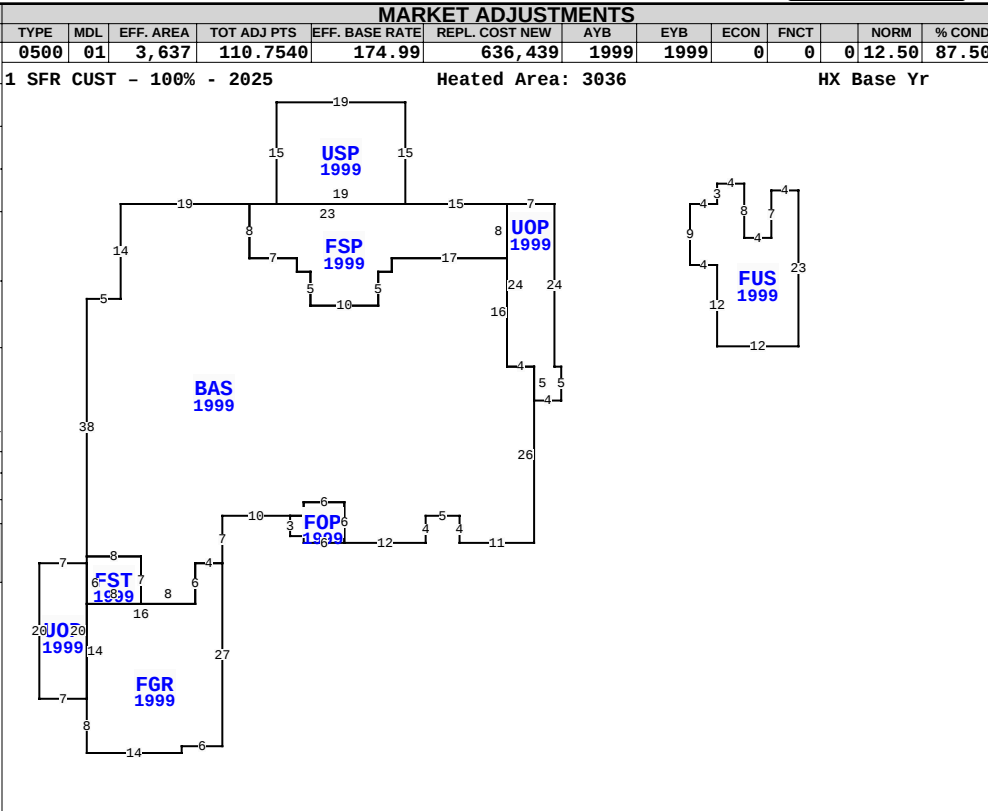
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,748	100	1999	2,748	420,764
FGR	458	55	1999	252	38,585
FOP	42	30	1999	13	1,991
FSP	382	40	1999	153	23,426
FST	56	55	1999	31	4,747
FUS	288	100	1999	288	44,097
UOP	140	20	1999	28	4,288
UOP	188	20	1999	38	5,819
USP	285	30	1999	86	13,168

TOTALS	4,587			3,637	556,884
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	1,789.00	SF	6.50
3	0825	BRICK	0	100	0	0	370.00	SF	12.50
4	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
6	1075	TRELLIS G	0	100	14	5	70.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



163 SEA MARSH RD, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	1,789.00	SF	6.50
3	0825	BRICK	0	100	0	0	370.00	SF	12.50
4	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
6	1075	TRELLIS G	0	100	14	5	70.00	SF	35.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	556,884								
TOTAL MARKET OB/XF VALUE	15,752								
TOTAL LAND VALUE - MARKET	550,000								
TOTAL MARKET VALUE	1,122,636								
SOH/AGL Deduction	0								
ASSESSED VALUE	1,122,636								
TOTAL EXEMPTION VALUE	QP 1,122,636								
BASE TAXABLE VALUE	0								
TOTAL JUST VALUE	1,122,636								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,097,766								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906100	XFOB	2,708	05/01/1999
B9805584	XFOB	12,295	11/01/1998
B9805328	NEW CONSTR	139,480	08/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2736/792	9/06/2024	WD	Q	I	01	1,312,500	
GRANTOR: MONTGOMERY KENNETH H							
GRANTEE: BERRY HAROLD J & MA							
1130/1593	4/21/2003	WD	Q	I		710,000	
GRANTOR: VOLLMER RICHARD & BAR							
GRANTEE: MONTGOMERY KENNETH							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
UOP=[YR=1999] W7 FSP=[YR=1999] W15 USP=[YR=1999] N15 W19 S15 E19\$ W23 BAS=[YR=1999] W19 S14 W5 S38 FST=[YR=1999] S1
UOP=[YR=1999] W7 S20 E7 FGR=[YR=1999] S8 E14 N1 E6 N27 W4 S6 W16 S14\$ N20\$ S6 E8 N7 W8\$ E8 S7 E8 N6 E4 N7 E10
FOP=[YR=1999] S3 E2 S1 E6 N6 W6 S2 W2\$ E2 N2 E6 S6 E12 N4 E5 S4 E11 N26 W4 N16 W17 S2 W2 S5 W10 N5 W2 N2 W7 N8\$ S8 E7 S2 E2 S5 E10 N5 E2 N2 E17 N8\$ S24 E4 S5 E4 N5 W1 N24\$ PTR=E20
FUS=[YR=1999] E4 N3 E4 S8 E4 N7 E4 S23 W12 N12 W4 N9\$ W20\$.

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

PRINTED 07/30/2025 BY SYS