

LOT 35  
IN OR 2161/768  
SEA MARSH VILLAGE #1 PB 4/11

ALSTON WALTER J & DEBORAH H  
71 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

**2025**

01-6N-29-1900-0035-0000

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	14	WD SHINGLE	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	3	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	2,606	100	1998	2,606	384,226
FGR	565	55	1998	311	45,853
FOP	193	30	1998	58	8,551
FSP	405	40	2008	162	23,885
FST	49	55	1998	27	3,981
FUS	426	100	2008	426	62,809
UOP	112	20	1998	22	3,243
TOTALS	4,356			3,612	532,550

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2019								
Heated Area: 3032						HX Base Yr 2019					

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE	532,550			
TOTAL MARKET OB/XF VALUE	11,176			
TOTAL LAND VALUE - MARKET	700,000			
TOTAL MARKET VALUE	1,243,726			
SOH/AGL Deduction	581,025			
ASSESSED VALUE	662,701			
TOTAL EXEMPTION VALUE	VX HX HB 55,722			
BASE TAXABLE VALUE	606,979			
TOTAL JUST VALUE	1,243,726			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,169,922			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704499	NEW CONSTR	179,000	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/0768	11/29/2017	WD Q	Q	I	01	760,000
GRANTOR: JONES HARRY T IV & RI						
GRANTEE: ALSTON WALTER J & D						
1613/1586	4/06/2009	WD Q	Q	I	01	650,000
GRANTOR: GRAHAM JAMES E & BARB						
GRANTEE: JONES HARRY T IV &						

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

EXTRA FEATURES																
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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0	100	0	1,640.00	SF	6.50	6.50	100	1998	1998	3	73	7,782	
3	0858	SCULP CONC	0	100	0	150.00	SF	13.00	13.00	100	1998	1998	3	92	1,794	
TOTALS												11,176				

BUILDING NOTES	
BAS=[YR=1998] W3 N16 W17 FSP=[YR=2008] W45 S9 E45 N9 \$ S9 W45 S40 E14 FOP=[YR=1998] S3 E19 N11 W17 S8 W2 \$ E2 N8 E30 S14 FGR=[YR=1998] W4 S23 E11 S3 E12 N26 W19 \$ E19 UOP=[YR=1998] E8 N14 W8 S14 \$ N39 \$ PTR= E20 FUS=[YR=2008] E6 N5 E9 FST=[YR=1998] E7 S7 W7 N7 \$ S7 E7 S6 W1 S4 E1 S9 W9 N3 W7 N4 W6 N14\$ W20 \$ .	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							