



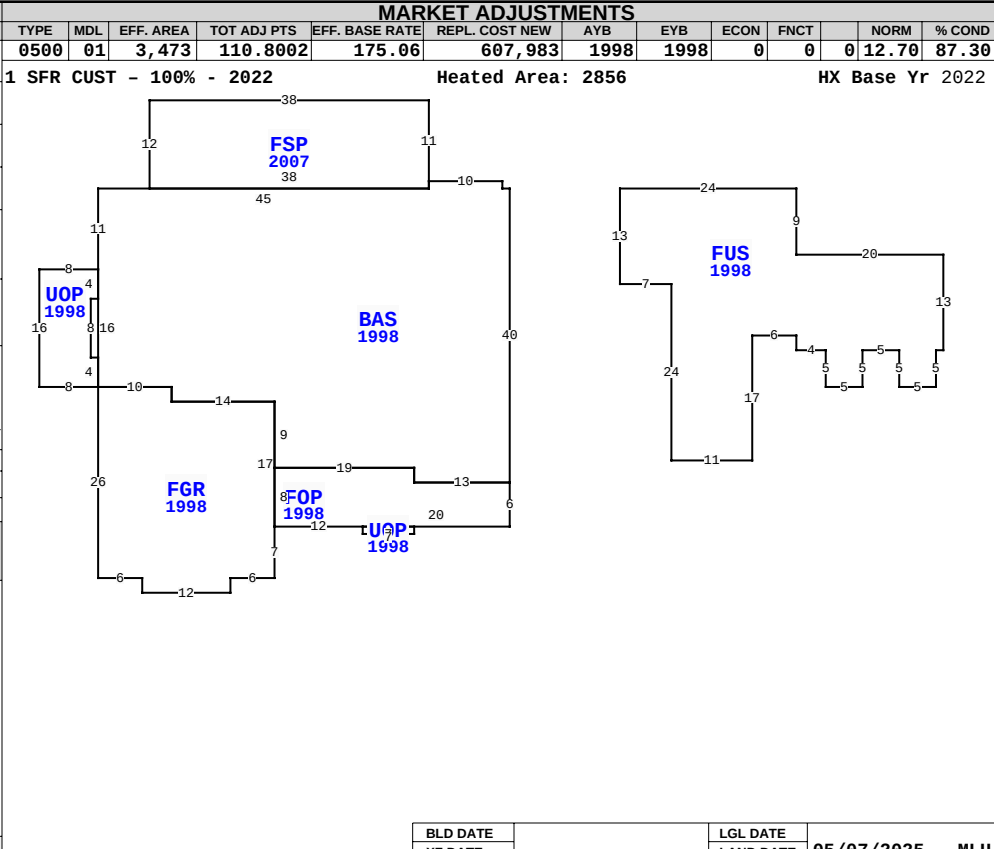
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	12	CEDAR 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	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	1,928	100	1998	1,928	294,651
FGR	620	55	1998	341	52,114
FOP	230	30	1998	69	10,545
FSP	456	40	2007	182	27,815
FUS	928	100	1998	928	141,824
UOP	7	20	1998	1	153
UOP	120	20	1998	24	3,667
TOTALS	4,289			3,473	530,769

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	0855	CONC PAVER	0	100	0	0	1,601.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	148.00	SF	10.00
4	0825	BRICK	0	100	7	3	21.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00



69 SEA MARSH RD, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/07/2025 MLU				

TOTAL OB/XF									
18,808									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 5									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					530,769				
TOTAL MARKET OB/XF VALUE					18,808				
TOTAL LAND VALUE - MARKET					700,000				
TOTAL MARKET VALUE					1,249,577				
SOH/AGL Deduction					413,544				
ASSESSED VALUE					836,033				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					785,311				
TOTAL JUST VALUE					1,249,577				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,175,623				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17816	ADDITION	5,000	10/31/2006
R09335	REPAIR/RRF	1,200	05/01/2006
B9704554	NEW CONSTR	158,000	01/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2474/1873	6/25/2021	WD	Q		I	02	995,000
GRANTOR: WEEMAN FREDERICK G &							
GRANTEE: TUMLIN RICHARD H &							
2049/0391	5/27/2016	WD	Q		I	01	590,000
GRANTOR: STORMOEN ROBERT R & B							
GRANTEE: WEEMAN FREDERICK G							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1998] W1 N1 W10 FSP=[YR=2007] N11 W38 S12 E38 N1 \$ S1 W45 S11 UOP=[YR=1998] W8 S16 E8 FGR=[YR=1998] S26 E6 S2 E12 N2 E6 N7 FOP=[YR=1998] E12 UOP=[YR=1998] S1 E7 N1 W7 \$ E20 N6 W13 N2 W19 S8 \$ N17 W14 N2 W10 \$ N4W1 N8 E1 N4 \$ S16 E10 S2 E14 S9 E19 S2 E13 N40 \$ PTR= E15 FUS=[YR=1998] E24 S9 E20 S13 W1 S5 W5 N5 W5 S5 W5 N5 W4 N2 W6 S17 W11 N24 W7 N13 \$ W15 \$.