

LOT 41
IN OR 2195/1750
SEA MARSH VILLAGE UNIT 1

KUSHNER MICHAEL JAMES/WARDEN SARAH JOAN
35 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0041-0000



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 80
Interior Floo	13	LVT/LAMMT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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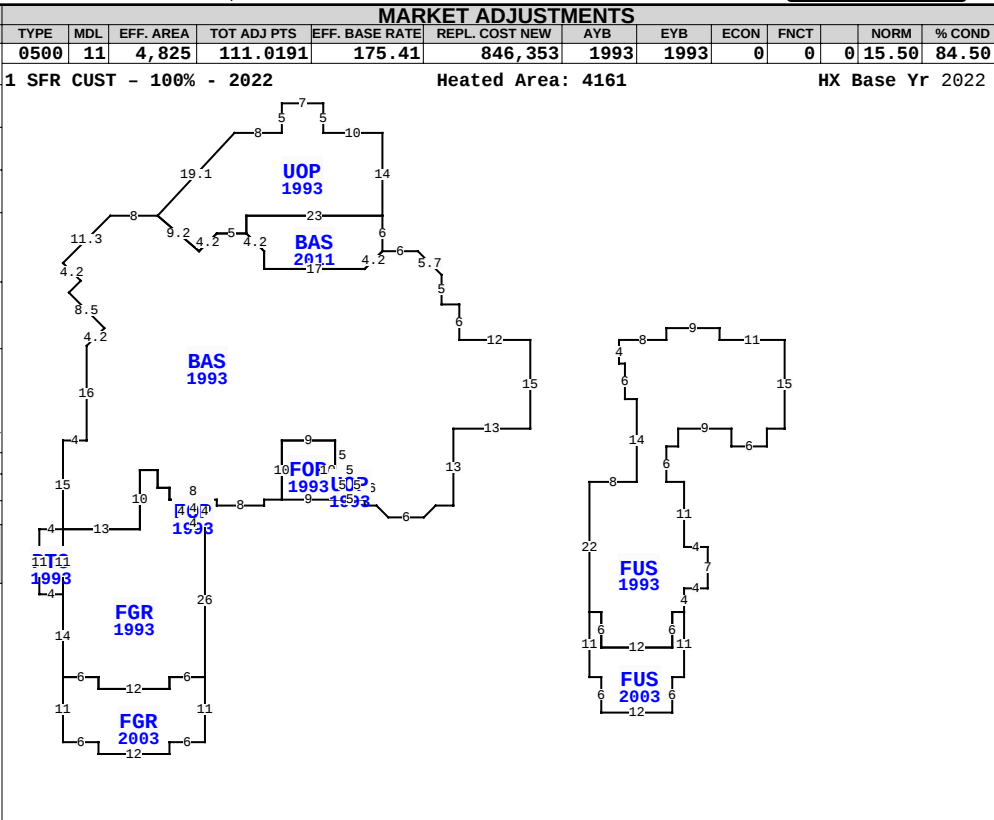
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,858	100	1993	2,858	423,617
BAS	189	100	2011	189	28,013
FGR	682	55	1993	375	55,583
FGR	264	55	2003	145	21,492
FOP	16	30	1993	5	741
FOP	90	30	1993	27	4,002
FUS	938	100	1993	938	139,032
FUS	176	100	2003	176	26,087
PTO	44	5	1993	2	297
UOP	25	20	1993	5	741
TOTALS	5,808			4,825	715,168

EXTRA FEATURES	
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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	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0855	CONC PAVER	0	100	0	0	3,594.00	SF	7.00	7.00	100	2015	2015	3	95	23,900	
3	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	1993	1993	3	64	774	
4	0825	BRICK	0	100	0	0	239.00	SF	12.50	12.50	100	1993	1993	3	88	2,629	
5	1125	CB/STC 6"	0	100	0	0	116.00	SF	7.35	7.35	100	1993	1993	3	64	546	
6	0444	BOX FNC 4'	0	100	0	0	29.00	LF	6.50	6.50	100	1993	1993	3	20	38	

LAND DESCRIPTION			TOTAL OB/XF 29,327														
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	LAND VALUE
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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35 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		715,168	
TOTAL MARKET OB/XF VALUE		29,327	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,444,495	
SOH/AGL Deduction		459,288	
ASSESSED VALUE		985,207	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		934,485	
TOTAL JUST VALUE		1,444,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,362,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035115	REPAIR/RRF	1,430	06/01/2003
B0311126	FOUNDATION	2,350	05/01/2003
B0363394	ADDITION	52,000	05/01/2003
8562	NEW CONSTR	214,500	12/25/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2195/1750	5/10/2018	WD	Q	I	01
					SALE PRICE
					874,500

GRANTOR: SEA MARSH ESTATES LLC					
GRANTEE: KUSHNER MICHAEL JAM					
1639/0397	8/28/2009	WD	U	I	16
GRANTOR: BOOKER SARAH MOORE					
GRANTEE: SEA MARSH ESTATES L					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W12 N6 W3 N5 U4 L4 W6 BAS=[YR=2011] N6					
UOP=[YR=1993] N14W10 N5 W7 S5W8 D14 L13 D6 R7 U3 R3 E5					
N3E23\$ W23S3 D3 R3 S3E17 U3 R3 \$ D3 L3 W17 N3 U3 L3 W5 D3					
L3 U6 L7 W8 D8 L8 D3 R3 D2 L2 D6 R6 D3 L3 S16					
W4S15PT0=[YR=1993] W4S11 E4 FGR=[YR=1993] S14FGR=[YR=2003]					
S11E6S2 E12 N2 E6 N11 W6 S2 W12 N2 W6\$ E6 S2E12N2 E6N26					
FOP=[YR=1993] N4W4 S4E4\$W4N4W2N2W2N3 W3S10W13S11\$ N11\$E13					
N10E3S3E2 S2E8S1E8N1E3 FOP=[YR=1993] E9 UOP=[YR=1993]					
E5N5W5S5\$ N10W9S10\$N10 E9 S5E5S6 E2 D2 R2 E6 U2 R2 E3					
N13E13N15\$ PTR= E15FUS=[YR=1993] E8N2E9S2E11S15 W3					
S3W6N3W9S3W2S6E3S11E4S7W4S4 FUS=[YR=2003] S11 W2 S6 W12 N6					
W2 N11 E2 S6 E12 N6 E2 \$W2 S6W12 N6W2N22E8N14W2N6W1N4\$ W15\$.					