LOT 42
SEA MARSH VLG UNIT 1 PB 4/11

SHOOSHAN JOHN G & MARCIA D
7304 BROOKSTONE COURT
POTOMAC, MD 20854

2025

01-6N-29-1900-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

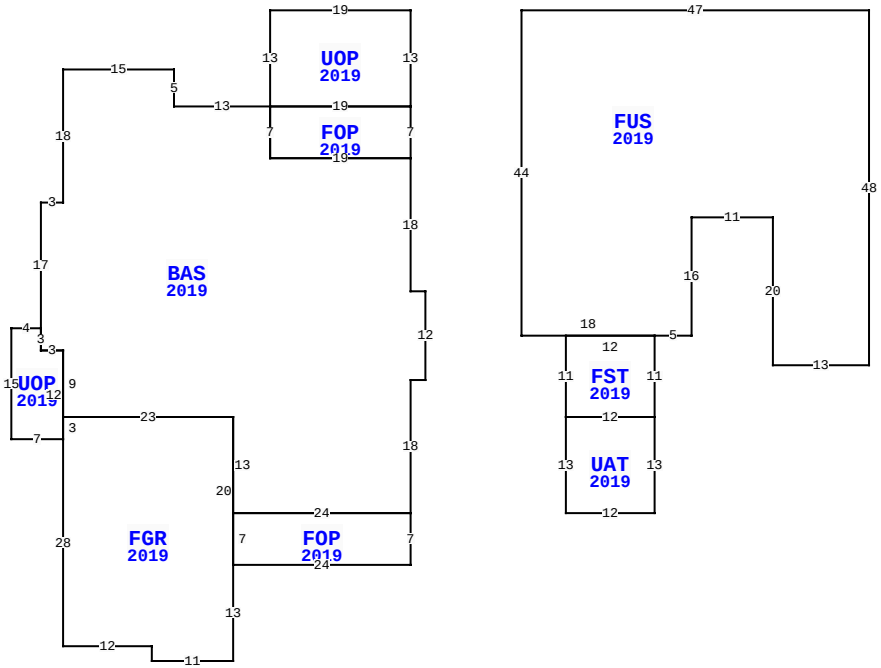
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	2,312	100	2019	2,312	675,609
FGR	735	55	2019	404	118,057
FOP	133	30	2019	40	11,688
FOP	168	30	2019	50	14,611
FST	132	55	2019	73	21,332
FUS	1,944	100	2019	1,944	568,073
UAT	156	10	2019	16	4,676
UOP	96	20	2019	19	5,553
UOP	247	20	2019	49	14,318
TOTALS	5,923			4,907	1,433,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	4,907	149.1498	235.66	1,156,384	2019	2019	0	0	124	2.00	124.00

2 SFR CUST – 0% - 0 Heated Area: 4256 HX Base Yr



33 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,433,916
TOTAL MARKET OB/XF VALUE	33,539
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	2,167,455
SOH/AGL Deduction	414,626
ASSESSED VALUE	1,752,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,752,829
TOTAL JUST VALUE	2,167,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,045,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631763	DEMOLITION	0	02/01/2016
B1809428	NEW CONSTR	540,713	09/17/2010
E017908	REMODEL	500	04/01/2001
B0108017	ADDITION	80,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/0679	7/22/2019	WD	Q	I	01	1,400,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: SHOOSHAN JOHN G & M						
2195/0209	5/08/2018	WD	Q	I	01	310,000
GRANTOR: LBW INVESTMENTS LLC						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W19 S13 BAS=[YR=2019] W13 N5 W15 S18 W3 S17 UOP=[YR=2019] W4 S15 E7 FGR=[YR=2019] S28 E12 S2 E11 N13 FOP=[YR=2019] E24 N7 W24 S7$ N20 W23 S3$ N12 W3 N3$ S3 E3 S9 E23 S13 E24 N18 E2 N12 W2 N18 FOP=[YR=2019] N7 W19 S7 E19$ W19 N7$ E19 N13$ PTR=E15 FUS=[YR=2019] E47 S48 W13 N20 W11 S16 W5 FST=[YR=2019] S11 UAT=[YR=2019] S13 W12 N13 E12$ W12 N11 E12$ W18 N44$ W15$.

EXTRA FEATURES

LN	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	0	0	0	2,042.00	SF	10.00	10.00	100	2019	2019	3	97	19,807	
2	0855	CONC PAVER	0	0	0	0	228.00	SF	10.00	10.00	100	2019	2019	3	97	2,212	
3	0855	CONC PAVER	0	0	0	0	167.00	SF	10.00	10.00	100	2019	2019	3	97	1,620	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	99	2019	2019	3	99	9,900	

LAND DESCRIPTION

TOTAL OB/XF 33,539

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		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 07/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS