

LOT 43
IN OR 2012/1451
SEA MARSH VILLAGE 1 PB 4/11

COOK DANIEL G & HEIDI M
31 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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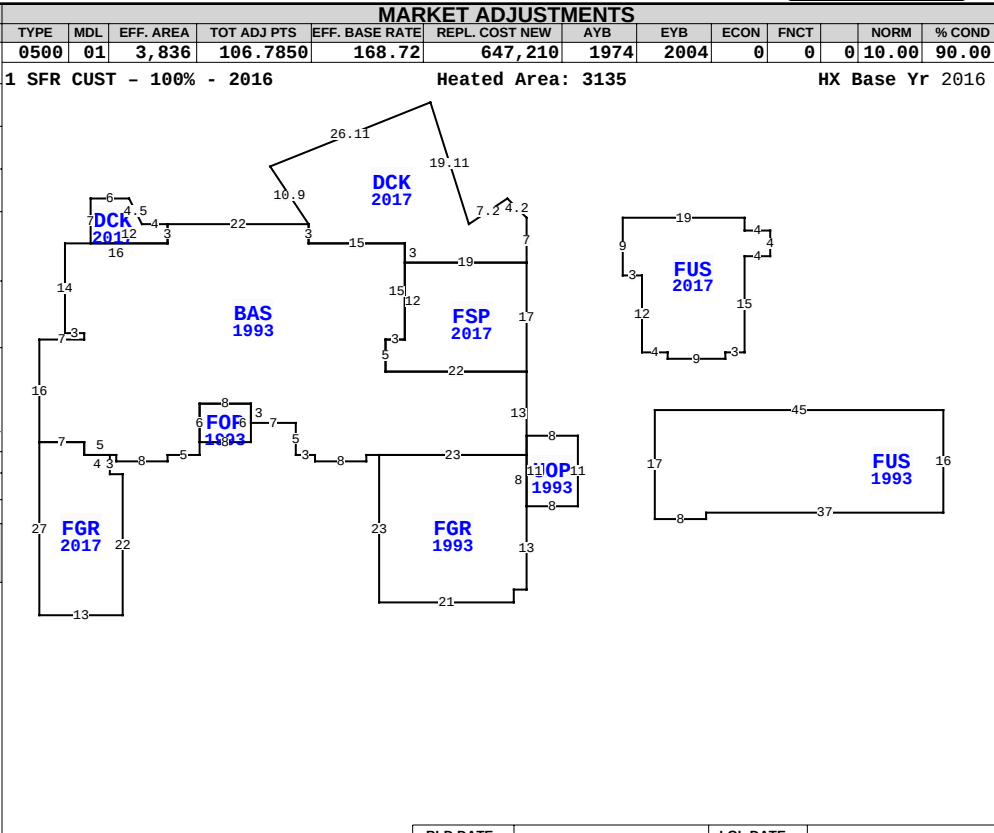
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	1993	2,019	306,581
DCK	64	10	2017	6	911
DCK	559	10	2017	56	8,503
FGR	525	55	1993	289	43,884
FGR	333	55	2017	183	27,788
FOP	48	30	1993	14	2,126
FSP	338	40	2017	135	20,499
FUS	728	100	1993	728	110,545
FUS	388	100	2017	388	58,917
UOP	88	20	1993	18	2,733
TOTALS	5,090			3,836	582,489

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	0810	CONCRETE A	0	100	0	0		130.00	SF 6.50		100	1980	1980	3	30	254
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		100	1980	1980	3	44	880
3	0803	ASPHALT C	0	100	0	0		2,041.00	SF 2.00		100	1980	1980	3	50	2,041
4	0855	CONC PAVER	0	100	0	0		120.00	SF 7.00		100	2013	2013	3	93	781

LAND DESCRIPTION			TOTAL OB/XF 3,956													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	10/23/2024	BY	DJ
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31 SEA MARSH RD, FERNANDINA BEACH

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

TOTAL OB/XF 3,956																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 700,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		582,489	
TOTAL MARKET OB/XF VALUE		3,956	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,286,445	
SOH/AGL Deduction		602,992	
ASSESSED VALUE		683,453	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		627,731	
TOTAL JUST VALUE		1,286,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,210,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632613	ADDITION	0	07/06/2016
R1213073	ROOF	17,000	08/01/2012
8657	ADDITION	42,400	02/02/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2012/1451	10/29/2015	WD	Q	I	02	575,000	
GRANTOR: GUSHUE CATHERINE FLEM							
GRANTEE: COOK DANIEL G & HEI							
1947/1737	11/13/2014	QC	U	I	11	100	
GRANTOR: GUSHUE CATHERINE F							
GRANTEE: GUSHUE CATHERINE FL							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993;ORIG=-34,1] W22 S3 W16 S14 E3 S1 W7 S16 E7 S2 E5 S1 E8 N1 E5 N2 N6 E8 S3 E7 S5 E3 S1 E8 N1 E2 E23 N13 W22 N5 E3 N15 W15 N3 \$																
DCK=[YR=2017;ORIG=0,0] U3L3 D4L6 U19L6 D10L25 D9R6 S3 E15 S3 E19 N7 \$																
FGR=[YR=1993;ORIG=-23,37] S23 E21 N2 E2 N13 N8 W23 \$																
FUS=[YR=2017;ORIG=15,0] E19 S2 E4 S4 W4 S15 W3 S1 W9 N1 W4 N12 W3 N9 \$																
FSP=[YR=2017;ORIG=0,24] N17 W19 S12 W3 S5 E22 \$																
FGR=[YR=2017;ORIG=-76,35] S27 E13 N22 W2 N3 W4 N2 W7 \$																
UOP=[YR=1993;ORIG=0,45] E8 N11 W8 S11 \$																
DCK=[YR=2017;ORIG=-56,1] W4 U4L2 W6 S7 E12 N3 \$																