LOT 45
SEA MARSH VILLAGE UNIT 1
PB 4 PG 11

LATSON LARRY A & DEBORAH L
27 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

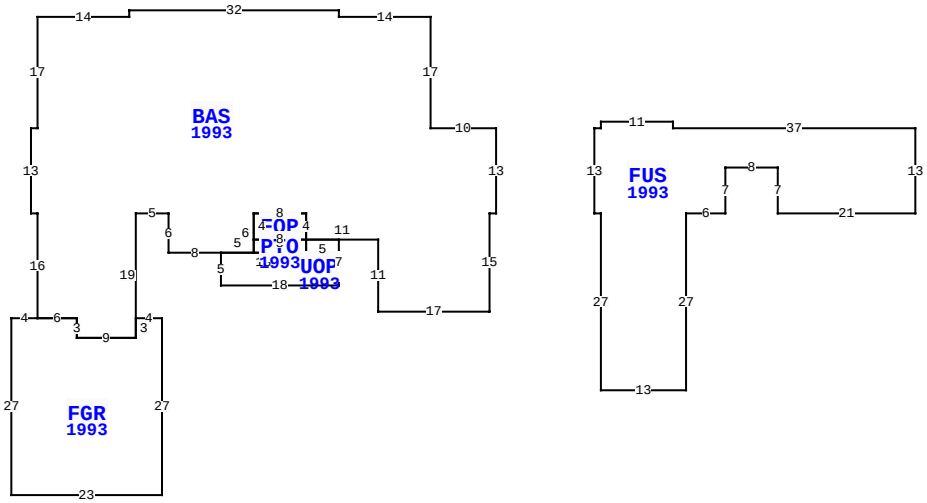
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100	1993	2,619	846,524
FGR	594	55	1993	327	105,694
FOP	32	30	1993	10	3,232
FUS	943	100	1993	943	304,800
PTO	16	5	1993	1	323
UOP	100	20	1993	20	6,464
TOTALS	4,304			3,920	1,267,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,920	232.4700	367.30	1,439,816	1990	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2022 Heated Area: 3562 HX Base Yr 2022



27 SEA MARSH RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,267,038
TOTAL MARKET OB/XF VALUE		22,974
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,990,012
SOH/AGL Deduction		602,532
ASSESSED VALUE		1,387,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,336,758
TOTAL JUST VALUE		1,990,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,882,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428831	REPAIR/RRF	40,000	05/01/2014
6174	NEW CONSTR	334,150	12/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0624	7/09/2021	WD	Q	I	02	1,900,000
GRANTOR: OTTENRITTER ROBERT E						
GRANTEE: LATSON LARRY A & DE						
1010/1549	10/03/2001	WD	Q	I		805,000
GRANTOR: ERICKSON RICHARD D JR						
GRANTEE: OTTENRITTER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N17 W14 N1 W32 S1 W14 S17 W1 S13 E1 S16 FGR=[YR=1993] W4 S27 E23 N27 W4 S3 W9 N3 W6 $ E6 S3 E9 N19 E5 S6 E8 UOP=[YR=1993] S5 E18 N7 W5 FOP=[YR=1993] N4 W8 S4PTO=[YR=1993] S2 E8 N2 W8$ E8$ S2 W13$ E5 N6 E8 S4 E11 S11 E17 N15 E1 N13 $PTR= E15 FUS=[YR=1993] E1 N1 E11 S1 E37 S13 W21 N7 W8 S7 W6 S27 W13 N27 W1 N13 $ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0825	BRICK	0	100	0	0	531.00	SF	12.50	12.50	100	1990	1990	3	85	5,642	
3	1124	CB/STC 4"	0	100	26	5	130.00	SF	6.50	6.50	100	1990	1990	3	57	482	
4	0855	CONC PAVER	0	100	42	5	210.00	SF	7.00	7.00	100	2004	2004	3	83	1,220	
5	0855	CONC PAVER	0	100	0	0	2,463.00	SF	7.00	7.00	100	2004	2004	3	83	14,310	

LAND DESCRIPTION

TOTAL OB/XF 22,974

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	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