

LOT 47
IN OR 2009/199
SEA MARSH VILLAGE 1 PB 4/11

MCCULLY MARION R LVG TRUST/MCCULLY MARION R TRUSTE
40 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0047-0000



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 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

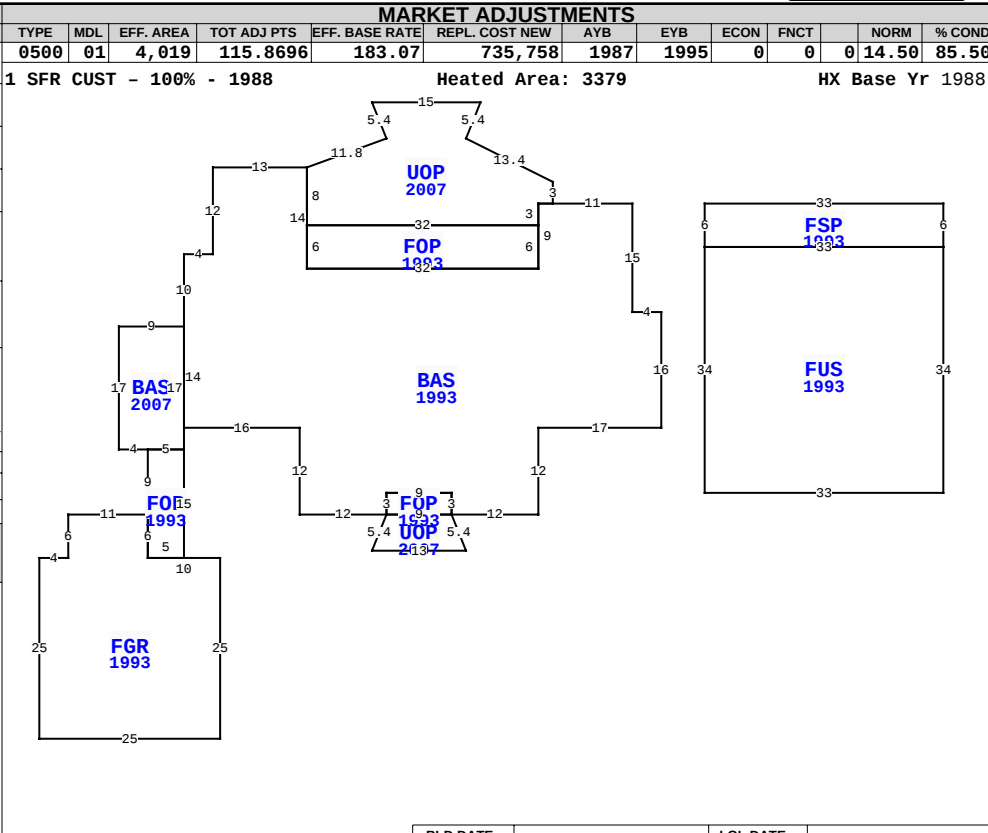
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100	1993	2,104	329,328
BAS	153	100	2007	153	23,949
FGR	691	55	1993	380	59,480
FOP	27	30	1993	8	1,253
FOP	75	30	1993	22	3,444
FOP	192	30	1993	58	9,078
FSP	198	40	1993	79	12,366
FUS	1,122	100	1993	1,122	175,621
UOP	55	20	2007	11	1,722
UOP	409	20	2007	82	12,835
TOTALS	5,026			4,019	629,073

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1987	1987	3	60	1,200	
2	0812	CONCRETE C	0	100	0	0	2,356.00	SF	4.00	4.00	100	1987	1987	3	49.5	4,665	
3	1126	CB/STC 8"	0	100	0	0	308.00	SF	8.00	8.00	100	1987	1987	3	49.5	1,220	
4	0855	CONC PAVER	0	100	0	0	856.00	SF	10.00	10.00	100	1987	1987	3	49.5	4,237	
5	0300	BOAT DCK W	0	100	0	0	980.00	SF	40.00	40.00	100	1995	1995	3	20	7,840	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C

REVIEW DATE	11/01/2019	BY	DJA
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40 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
19,162		

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19,162		

Total Acres: 0.00	Total Land Value: 850,000	Market: 0	Agricultural: 0	Common: 850,000
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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		629,073
TOTAL MARKET OB/XF VALUE		19,162
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		1,498,235
SOH/AGL Deduction		626,822
ASSESSED VALUE		871,413
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		815,691
TOTAL JUST VALUE		1,498,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,371,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17391	REMODEL	60,000	03/01/2006
R09060	REPAIR/RRF	1,500	03/01/2006
4656	NEW CONSTR	4,000	03/10/1992
7703	REPAIR/RRF	10,250	12/02/1991
2548	N/A	325,680	08/07/1986

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2009/0199	9/25/2015	SW U I 11
GRANTOR: MCCULLY MARION R		
GRANTEE: MARION R MCCULLY LI		
0693/0357	12/01/1993	QC U I 07
GRANTOR: MCCULLY JAMES C & MAR		
GRANTEE: MCCULLY JAMES G & M		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993]	W11 UOP=[YR=2007]	N3 U6 L12 U5 R2 W15 D5
R2 D4 L11 S8 FOP=[YR=1993]	E32 S6 W32 N6 \$ E32N3 E2 \$ W2	
S9 W32 N14 W13 S12 W4 S10 BAS=[YR=2007]	W9 S17 E4	
FOP=[YR=1993]	S9 FGR=[YR=1993]	W11 S6 W4 S25 E25 N25 W10 N6
\$S6 E5 N15 W5 \$ E5 N17 \$ S14 E16 S12 E12 UOP=[YR=2007]	D5	
L2 E13 U5 L2 FOP=[YR=1993]	W9N3 E9 S3 \$ W9\$ N3 E9 S3 E12	
N12 E17N16 W4 N15 \$ PTR=	E10 FSP=[YR=1993]	E33 S6
FUS=[YR=1993]	S34W33 N34 E33 \$ W33 N6 \$ W10\$.	

OTHER ADJUSTMENTS AND NOTES		