



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,709	100	1993	2,709	381,088
DCK	629	10	1993	63	8,862
FGR	575	55	1993	316	44,454
FOP	68	30	1993	20	2,813
FOP	97	30	1993	29	4,079
FOP	112	30	1993	34	4,783
FOP	112	30	1993	34	4,783
FOP	152	30	1993	46	6,471
FUS	616	100	1993	616	86,656
STP	18	10	1993	2	281
TOTALS	5,088			3,869	544,271

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	100	0	0	2,560.00	SF	10.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0810	CONCRETE A	0	100	0	0	61.00	SF	6.50
4	0825	BRICK	0	100	0	0	33.00	SF	12.50
5	0442	STK FNC 5'	0	100	25	0	25.00	LF	8.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,869	106.3125	167.97	649,876	1982	1987	0	0	0 16.25	83.75
1 SFR CUST - 100% - 1998 Heated Area: 3325 HX Base Yr 1998											
34 SEA MARSH RD, FERNANDINA BEACH											

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

TOTAL OB/XF											
20,157											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		544,271	
TOTAL MARKET OB/XF VALUE		20,157	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		1,414,428	
SOH/AGL Deduction		676,350	
ASSESSED VALUE		738,078	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		682,356	
TOTAL JUST VALUE		1,414,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,289,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25974	REMODEL	6,635	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2772/1668	3/07/2025	WD	U	I	11
GRANTOR: HURLEY NANCY P					
GRANTEE: HURLEY JOHN E & NAN					
2052/0539	5/20/2016	WD	U	I	11
GRANTOR: HURLEY JOHN E & NANCY					
GRANTEE: HURLEY JOHN E & NAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1993] U10 L25 L45 D17 S18 BAS=[YR=1993] S16 E8 S13 E22 N9 E6 FOP=[YR=1993] S6 E2 STP=[YR=1993] D2 R2 E8 N2 W10\$ E12 N7 W13 S1W1\$ E1 N1 E13 S7 E14 FOP=[YR=1993] S9 FGR=[YR=1993] W17 S25 E23 N25 W6\$ E6 N28 W6 S6 E2 S8 W2 S5\$ N5 E2 N8 W2 N6 E6 N30 W17 FOP=[YR=1993] W17S4E17N4\$ S4W17 FOP=[YR=1993] W28 S4E28N4\$ S4 W28 S15 W8\$ E8 N19 E28 N4 E34 N2\$PTR= E10 FOP=[YR=1993] E28 S4 FUS=[YR=1993] S22 W28 N22 E28\$ W28 N4\$ W10\$.									