

LOT 51
IN OR 764 PG 620
SEA MARSH VILLAGE 1 PB 4/11

OSBON MARILYN
32 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0051-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																			
Exterior Wall	12	CEDAR 90	0500	01	4,366	112.1736	177.23	773,786	1979	1979	0	0	0	22.50	77.50	VALUATION BY																			
Exterior Wall	17	CB STUCCO 10	1 SFR CUST - 100% - 2001													STANDARD																			
Roof Structur	08	IRREGULAR 100	Heated Area: 3763													Tax Group: 5																			
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2001													Tax Dist:																			
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE																			
Interior Floo	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE																			
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET																			
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE																			
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction																			
Bedrooms	3	100														ASSESSED VALUE																			
Bathrooms	4.5	100														TOTAL EXEMPTION VALUE																			
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE																			
Stories	1.	1. 100														TOTAL JUST VALUE																			
Units	0	100														NCON VALUE																			
BUD8 Adjustme	05	DIST 1A 100														INCOME VALUE																			
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE																			
Quality	04	Quality Level 04																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC	10001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	151	100	1993	151	20,741																														
BAS	3,016	100	1993	3,016	414,258																														
BAS	16	100	1998	16	2,198																														
FGR	539	55	1993	296	40,657																														
FOP	63	30	1998	19	2,609																														
FOP	230	30	1998	69	9,477																														
FUS	580	100	1998	580	79,665																														
UOP	126	20	1993	25	3,434																														
UOP	421	20	1998	84	11,537																														
UOP	551	20	1998	110	15,109																														
TOTALS	5,693			4,366	599,684																														
EXTRA FEATURES					32 SEA MARSH RD, FERNANDINA BEACH																														
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	1998	1998	3	80	1,600																			
2	0858	SCULP CONC	0	100	0	0	1,617.00	SF	13.00	13.00	100	1998	1998	3	92	19,339																			
3	1242	WD DECK A	0	100	0	0	796.00	SF	10.00	10.00	100	1998	1998	3	20	1,592																			
4	0300	BOAT DCK W	0	100	0	0	414.00	SF	40.00	40.00	100	1998	1998	3	25	4,140																			
5	0861	POOL GUNIT	0	100	0	0	182.00	SF	85.00	85.00	100	1998	1998	3	20	3,094																			
6	0446	BOX FNC 6'	0	100	0	0	64.00	LF	20.00	20.00	100	1998	1998	3	20	256																			
7	1126	CB/STC 8"	0	100	0	0	357.00	SF	8.00	8.00	100	1998	1998	3	73	2,085																			
8	0462	ST/AL FNC	0	100	0	0	1,045.00	SF	10.00	10.00	100	1998	1998	3	25	2,613																			
9	0857	SANDSTONE/	0	100	0	0	477.00	SF	16.00	16.00	100	1998	1998	3	92	7,021																			
TOTAL OB/XF																41,740																			
LAND DESCRIPTION																																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000																		