

LOT 54
IN OR 1791/1575
SEA MARSH VILLAGE 1 PB 4/11

HOWELL PETER C MCC & LESLIE M
26 SEA MARSH RD
FERNANDINA BEACH, FL 32034

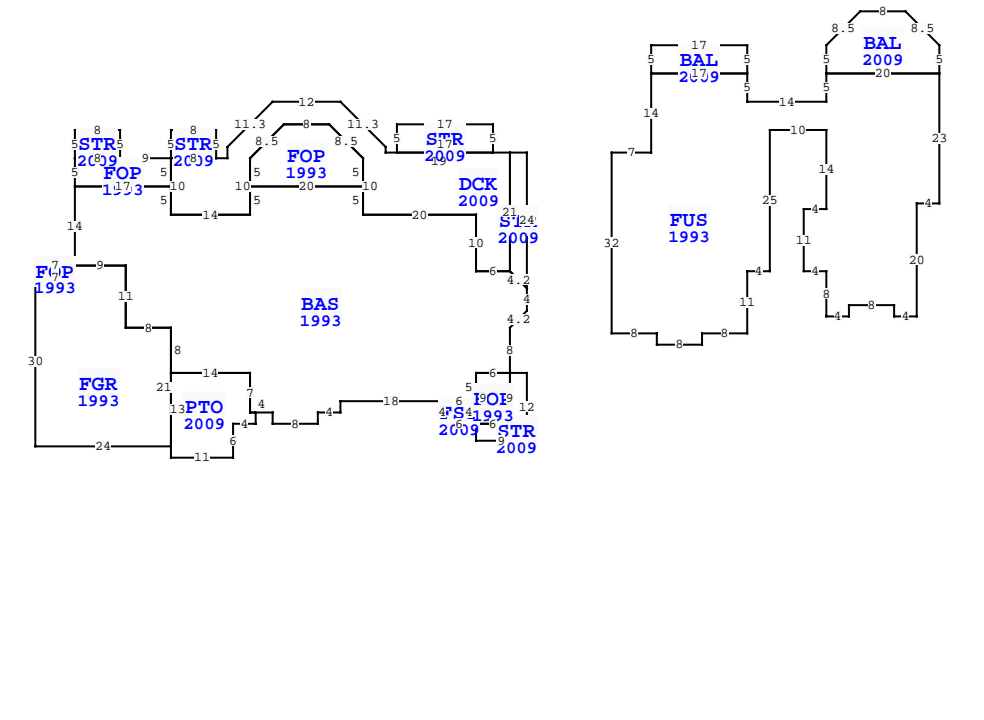
2025

01-6N-29-1900-0054-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
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	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,935	134.4077	212.36	1,047,997	1987	1995	0	0	14.50	85.50



** This building has 17 Sub-Areas
26 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		VALUATION SUMMARY	STANDARD
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		896,037	
TOTAL MARKET OB/XF VALUE		32,715	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		1,778,752	
SOH/AGL Deduction		584,039	
ASSESSED VALUE		1,194,713	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,143,991	
TOTAL JUST VALUE		1,778,752	
NCN VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,639,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704328	WINDOWS	17,280	07/14/2017
B1326792	KITCREM	22,500	01/01/2013
BP34442	N/A	9,500	06/27/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1575	4/30/2012	WD	Q	I	02	1,275,000

GRANTOR: GALE PAUL & MICHELE P
GRANTEE: HOWELL PETER C MCC
1236/1950 6/10/2004 WD Q I 1,883,400
GRANTOR: TODD WILLIAM M & LYNN
GRANTEE: GALE PAUL & MICHELE

QUALITY	CD	QUALITY LEVEL			
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
BAL	85	15	2009	13	2,361
BAL	184	15	2009	28	5,084
BAS	2,315	100	1993	2,315	420,329
DCK	614	10	2009	61	11,076
FGR	666	55	1993	366	66,454
FOP	14	30	1993	4	726
FOP	54	30	1993	16	2,905
FOP	85	30	1993	26	4,720
FOP	184	30	1993	55	9,986
FST	24	55	2009	13	2,361
TOTALS	6,706			4,935	896,037

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	0825	BRICK	0	100	0	0			1,033.00	SF	12.50			82	10,588	
2	0812	CONCRETE C	0	100	0	0			3,502.00	SF	3.20			49.5	5,547	
3	0861	POOL GUNIT	0	100	0	0			470.00	SF	85.00			20	7,990	
4	0504	FP-ELECTRI	0	100	0	0			2.00	UT	2,000.00			60	2,400	
5	1075	TRELLIS G	0	100	0	0			274.00	SF	35.00			20	1,918	
6	1242	WD DECK A	0	100	0	0			167.00	SF	10.00			20	334	
7	1127	BRICK 8"	0	100	0	0			179.00	SF	11.00			82	1,615	
8	0462	ST/AL FNC	0	100	121	0			484.00	SF	10.00			48	2,323	

LAND DESCRIPTION		TOTAL OB/XF														32,715								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							