LOT 65
SEA MARSH VILLAGE 1 PB 4/11

LIEB STEPHEN J & DOLORES R
9 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

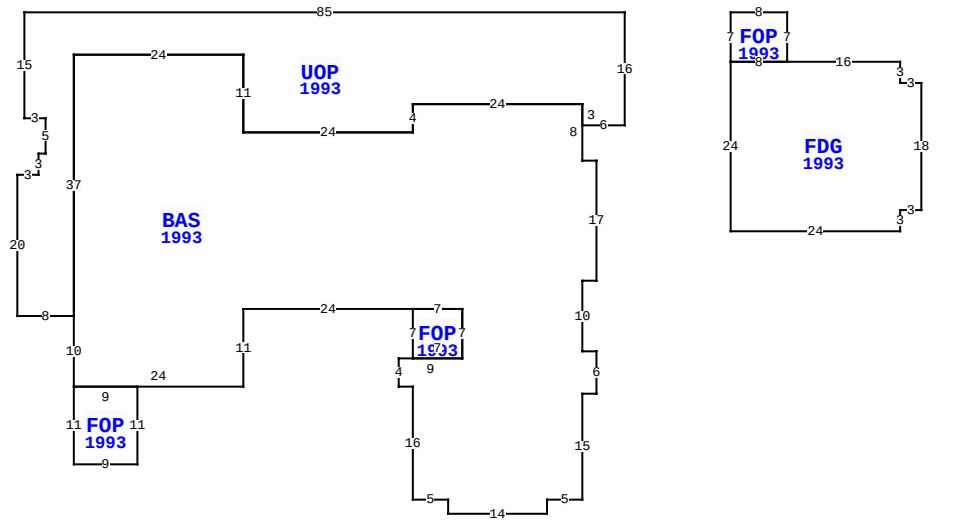
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,105	100	1993	3,105	417,289
FDG	630	60	1993	378	50,800
FOP	49	30	1993	15	2,016
FOP	56	30	1993	17	2,284
FOP	99	30	1993	30	4,032
UOP	1,260	20	1993	252	33,867
TOTALS	5,199			3,797	510,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,797	103.0995	162.90	618,531	1989	1989	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2020 Heated Area: 3105 HX Base Yr 2020



9 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		510,288
TOTAL MARKET OB/XF VALUE		14,537
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,224,825
SOH/AGL Deduction		589,545
ASSESSED VALUE		635,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		584,558
TOTAL JUST VALUE		1,224,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,152,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213067	ROOF	8,000	08/01/2012
B9805599	REMODEL	35,000	12/01/1998
2939	H/AC	7,000	03/10/1989
3339	OTHER	0	12/21/1988
5394	XFOB	6,840	12/21/1988
3323	NEW CONSTR	17,500	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/0188	7/08/2019	WD	Q	I	01	680,000
GRANTOR: GOODELL WILLIAM J ET						
GRANTEE: LIEB STEPHEN J & DO						
2013/0575	10/28/2015	WD	U	I	11	100
GRANTOR: EXEMPT FAMILY TRUST						
GRANTEE: GOODELL WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W85 S15 E3 S5 W1 S3 W3 S20 E8 BAS=[YR=1993] S10 FOP=[YR=1993] S11 E9 N11 W9 $ E24 N11 E24 FOP=[YR=1993] S7 E7 N7 W7 $ E7 S7 W9 S4 E2 S16 E5 S2 E14 N2 E5 N15 E2 N6 W2 N10 E2 N17 W2 N8 W24 S4 W24 N11 W24 S37 $ N37 E24 S11 E24 N4 E24 S3 E6 N16 $ PTR= E15 FOP=[YR=1993] E8 S7 FDG=[YR=1993] E16 S3 E3 S18 W3 S3 W24 N24 E8 $ W8 N7 $ 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	1989	1989	3	64	1,280	
2	0825	BRICK	0	100	0	0	553.00	SF	12.50	12.50	100	1989	1989	3	84	5,807	
3	0850	PEBBLE WLK	0	100	0	0	1,919.00	SF	3.50	3.50	100	1989	1989	3	54.5	3,660	
4	1125	CB/STC 6"	0	100	30	6	180.00	SF	7.35	7.35	100	1989	1989	3	54.5	721	
5	1126	CB/STC 8"	0	100	88	8	704.00	SF	8.00	8.00	100	1989	1989	3	54.5	3,069	

LAND DESCRIPTION

TOTAL OB/XF 14,537

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