

LOT 71
IN OR 2138/911
SEA MARSH VILLAGE UNIT 1A

COMRIE REGINA COELI T & BRUCE
61 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-191A-0071-0000



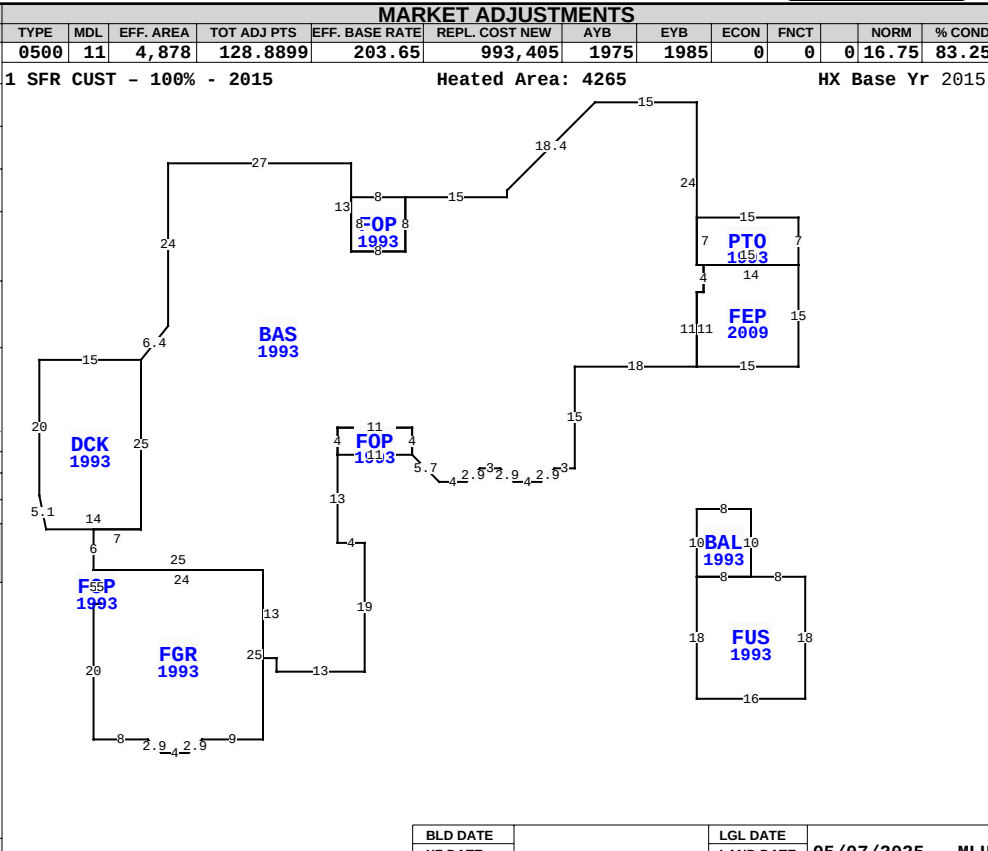
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 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
BAL	80	15	1993	12	2,035
BAS	3,977	100	1993	3,977	674,255
DCK	373	10	1993	37	6,273
FEP	221	80	2009	177	30,008
FGR	632	55	1993	348	58,999
FOP	5	30	1993	2	339
FOP	44	30	1993	13	2,204
FOP	64	30	1993	19	3,221
FUS	288	100	1993	288	48,827
PTO	105	5	1993	5	847
TOTALS	5,789			4,878	827,010

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	5,690.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	548.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	450.00	SF	7.00
4	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00



61 SEA MARSH RD, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/07/2025 MLU				

TOTAL OB/XF									
46,619									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					827,010				
TOTAL MARKET OB/XF VALUE					46,619				
TOTAL LAND VALUE - MARKET					770,000				
TOTAL MARKET VALUE					1,643,629				
SOH/AGL Deduction					700,959				
ASSESSED VALUE					942,670				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					891,948				
TOTAL JUST VALUE					1,643,629				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,549,720				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25245	REMODEL	12,800	10/01/2011
E996461	CHNGE SRVC	650	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2138/0911	7/31/2017	TD	U	I	11	100	
GRANTOR: REGINA COELI T COMRIE							
GRANTEE: COMRIE REGINA COELI							
1900/0513	1/31/2014	WD	Q	I	02	960,000	
GRANTOR: CHILDS URSULA							
GRANTEE: COMRIE REGINA COELI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 L13 D13 S1 W15 FOP=[YR=1993] W8S8E8N8\$ S8 W8 N13 W27 S24 L4 D5 DCK=[YR=1993] W15 S20 R1 D5 E14 N25\$ S25 W7 S6 FOP=[YR=1993] S5 FGR=[YR=1993] S20 E8 D2 R2 E4 U2 R2 E9 N25 W24 S5 W1 \$ E1 N5 W1\$ E25 S13 E2 S2 E13 N19 W4 N13FOP=[YR=1993] E11 N4 W11 S4\$ N4 E11 S4 D4 R4 E4 U2 R2 E3 D2 R2 E4 U2 R2 E3 N15 E18 FEP=[YR=2009] E15 N15 PTO=[YR=1993] N7 W15 S7 E15\$ W14 S4 W1 S11\$ N11 E1 N4 W1 N24\$ PTR=S60 BAL=[YR=1993] E8 S10 FUS=[YR=1993] E8 S18 W16 N18 E8\$ W8 N10\$ N60\$.									