LOT 74
IN OR 1977/1317
SEA MARSH VILLAGE UNIT 1A

JENKINS W LAWRENCE LVG TRUST/JENKINS W LAWRENCE TR
55 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-191A-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

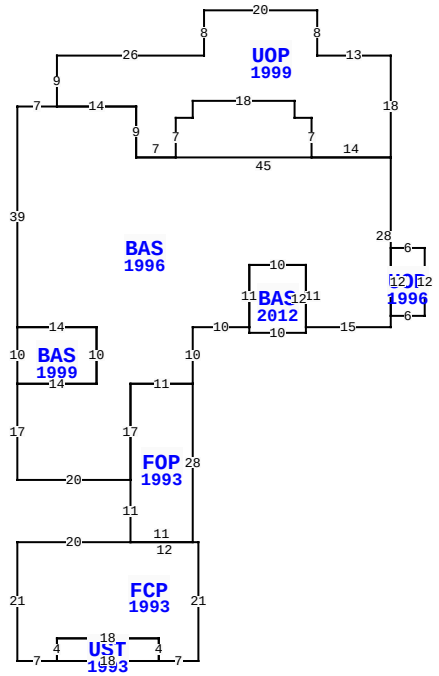
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,569	100	1996	2,569	361,106
BAS	140	100	1999	140	19,679
BAS	120	100	2012	120	16,867
FCP	600	25	1993	150	21,085
FOP	308	30	1993	92	12,932
UOP	72	20	1996	14	1,968
UOP	874	20	1999	175	24,598
UST	72	45	1993	32	4,498
TOTALS	4,755			3,292	462,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,292	109.1580	172.47	567,771	1976	1987	0	0	0	18.50	81.50

1 SFR CUST – 100% - 1997 Heated Area: 2829 HX Base Yr 1997



55 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		462,733
TOTAL MARKET OB/XF VALUE		13,339
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,176,072
SOH/AGL Deduction		730,135
ASSESSED VALUE		445,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		395,215
TOTAL JUST VALUE		1,176,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,105,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213208	REMODEL	1,050	11/01/2012
M1217660	H/AC	0	10/01/2012
B1226453	ADD BRKNOOK	13,241	09/03/2012
B9906430	REMODEL	76,000	09/01/1999
0100	H/AC	947	06/01/1993
8290	REPAIR/RRF	7,500	08/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/1317	4/24/2015	SW	U	I	11	100
GRANTOR: JENKINS W LAWRENCE						
GRANTEE: JENKINS W LAWRENCE						
0780/0062	12/19/1996	WD	Q	I		250,000
GRANTOR: JAMES BECKWITH LOCKWO						
GRANTEE: JENKINS W LAWRENCE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W13 N8 W20 S8 W26 S9 BAS=[YR=1996] W7 S39
BAS=[YR=1999] S10 E14 N10 W14 $ E14 S10 W14 S17 E20
FOP=[YR=1993] S11 FCP=[YR=1993] W20 S21 E7 UST=[YR=1993]
E18 N4 W18 S4 $ N4 E18 S4 E7 N21 W12$ E11 N28 W11 S17 $ N17
E11 N10 E10 BAS=[YR=2012] S1 E10 N12 W10 S11$ N11 E10 S11 E15
N2 UOP=[YR=1996] E6 N12W6 S12 $ N28 W45 N9 W14 $ E14 S9 E7
N7 E3 N3 E18 S3 E3 S7 E14 N18 $.

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	2.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	1,440	
2	0446	BOX FNC 6'	0	100	0	0	10.00	LF	20.00	20.00	100	1976	1976	3	20	40	
3	0858	SCULP CONC	0	100	0	0	46.00	SF	13.00	13.00	100	1999	1999	3	93	556	
4	0855	CONC PAVER	0	100	0	0	2,044.00	SF	7.00	7.00	100	2001	2001	3	79	11,303	

LAND DESCRIPTION

TOTAL OB/XF 13,339

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