

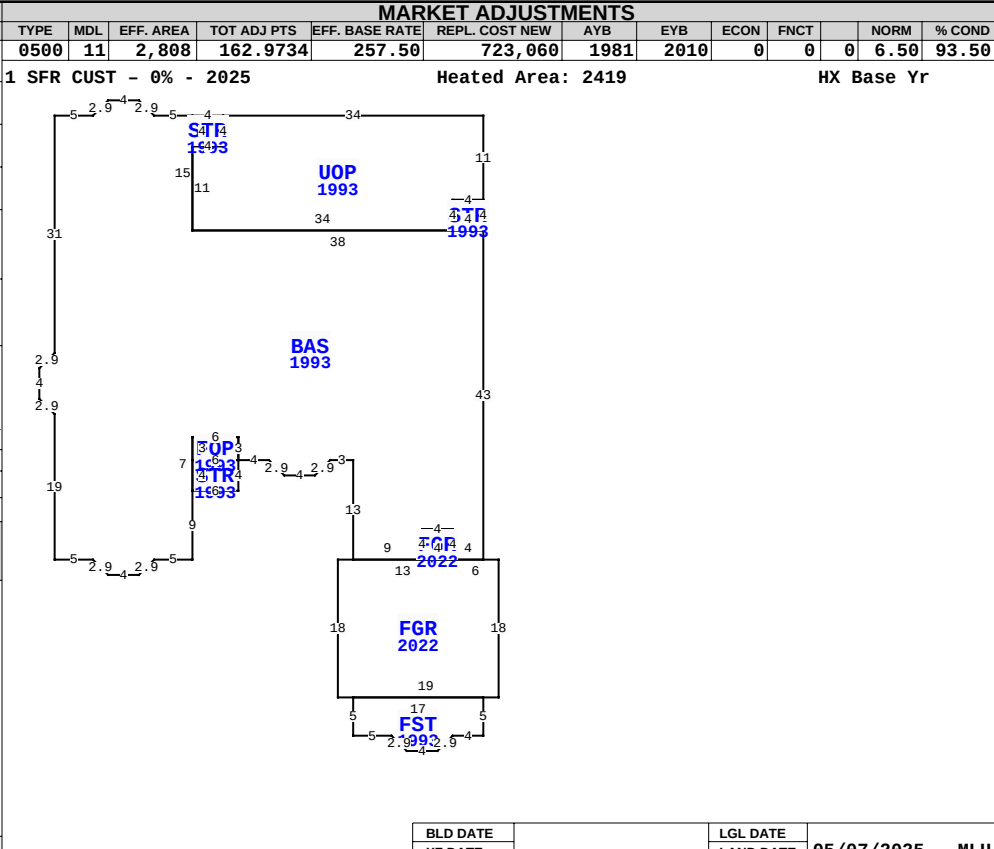


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,419	100	1993	2,419	582,405
FGR	16	55	2022	9	2,167
FGR	378	55	2022	208	50,079
FOP	18	30	1993	5	1,204
FST	97	55	1993	53	12,761
STR	16	10	1993	2	482
STR	16	10	1993	2	482
STR	24	10	1993	2	482
UOP	538	20	1993	108	26,002
TOTALS	3,522			2,808	676,061

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	2,911.00	SF	4.00
3	0850	PEBBLE WLK	0	0	0	0	78.00	SF	3.50
4	0462	ST/AL FNC	0	0	0	0	864.00	SF	10.00



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		676,061	
TOTAL MARKET OB/XF VALUE		15,401	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,391,462	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,391,462	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,391,462	
TOTAL JUST VALUE		1,391,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,146,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012960	SCRN ENCL T 1095	35,510	11/18/2024
22005453	REMODEL	45,000	04/07/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2718/368	6/11/2024	WD	Q	I	01
GRANTOR: SELTON ROBERT W III &					
GRANTEE: ST JEAN RICHARD A J					
2470/0915	6/15/2021	WD	Q	I	01
GRANTOR: WACHHOLZ BECKY BAKER					
GRANTEE: SELTON ROBERT W III					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W34 STR=[YR=1993] W4 BAS=[YR=1993] W5 U2 L2 W4 D2 L2 W5 S31 D2 L2 S4 D2 R2 S19 E5 D2 R2 E4 U2 R2 E5 N9 STR=[YR=1993] E6N4 FOP=[YR=1993] N3W6S3E6\$ W6S4\$ N7 E6 S3 E4 D2 R2 E4 U2 R2 E3 S13 FGR=[YR=2022] W2 S18 E2 FST=[YR=1993] S5 E5 D2 R2 E4 U2 R2 E4 N5 W17 \$ E19 N18 W6 FGR=[YR=2022] W4N4E4S4\$ W13\$ E9 N4 E4 S4 E4 N43 STR=[YR=1993] N4W4S4E4 \$W38 N15\$ S4 E4N4\$ S4W4 S11 E34 N4E4 N11\$.									

LAND DESCRIPTION										TOTAL OB/XF										15,401									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000												