

ALBACHIARA ANTHONY G & MARGUERITE J
43 SEA MARSH RD
FERNANDINA BEACH, FL 32034

01-6N-29-191A-0079-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		05	AVERAGE 100			0500	01	7,932	110.0242	173.84	1,378,899	1991	1991	0	0	10	15.50	74.50	VALUATION BY					STANDARD					
Roof Structur		08	IRREGULAR 100			1 SFR CUST - 100% - 2025 Heated Area: 6872 HX Base Yr 2025														Tax Group: 5					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					1,027,280				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					78,545				
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					840,000				
Interior Floo		11	CLAY TILE 10																	TOTAL MARKET VALUE					1,945,825				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					408,397				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					1,537,428				
Bedrooms			7 100																	TOTAL EXEMPTION VALUE					HX HB		50,722		
Bathrooms			9.5 100																	BASE TAXABLE VALUE					1,486,706				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,945,825				
Stories		2.	2. 100			NCON VALUE					0																		
Units			0 100			INCOME VALUE																							
						PREVIOUS YEAR MKT VALUE					2,728,413																		
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	3,218	100	1993	3,218	416,766																								
BAS	740	100	2001	740	95,838																								
BAS	550	100	2012	550	71,231																								
FGR	852	55	1993	469	60,741																								
FOP	115	30	1993	34	4,404																								
FOP	458	30	2012	137	17,743																								
FST	202	55	2001	111	14,376																								
FST	239	55	2012	131	16,966																								
FUS	1,018	100	1993	1,018	131,842																								
FUS	1,033	100	2001	1,033	133,785																								
TOTALS	9,626			7,932	1,027,280																								
EXTRA FEATURES					43 SEA MARSH RD, FERNANDINA BEACH										BLD DATE						LGL DATE		05/07/2025		MLU				
															XF DATE						LAND DATE								
															INC DATE						AG DATE								
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	0504	FP-ELECTRI			0	100	0	0	1.00	UT	2,000.00		100	1991	1991	3	68	1,360											
2	0857	SANDSTONE/			0	100	0	0	732.00	SF	16.00		100	2012	2012	3	98	11,478											
3	0858	SCULP CONC			0	100	0	0	116.00	SF	13.00		100	1991	1991	3	86	1,297											
4	0861	POOL GUNIT			0	100	0	0	520.00	SF	85.00		100	2012	2012	3	64	28,288											
5	1242	WD DECK A			0	100	0	0	98.00	SF	10.00		100	1991	1991	3	20	196											
6	1126	CB/STC 8"			0	100	0	0	628.00	SF	8.00		100	1991	1991	3	59.5	2,989											
7	0855	CONC PAVER			0	100	0	0	2,637.00	SF	7.00		100	2012	2012	3	92	16,982											
8	0911	SCRN RM A			0	100	0	0	1,252.00	SF	17.50		100	2012	2012	3	50	10,955											
9	0600	SUMMER KIT			0	100	0	0	1.00	UT	5,000.00		100	2012	2012	3	50	2,500											
10	0871	POOL HTR R			0	100	0	0	2.00	UT	2,000.00		100	2012	2012	3	50	2,000											
LAND DESCRIPTION					TOTAL OB/XF 78,045																								
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		100	0003	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.60	700,000.00	420,000.00	840,000											
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