LOT 60
IN OR 1936/1748
LONG POINT #1 PB 5/85-89

HAYDEN HUGH M & PATRICIA Q
6 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

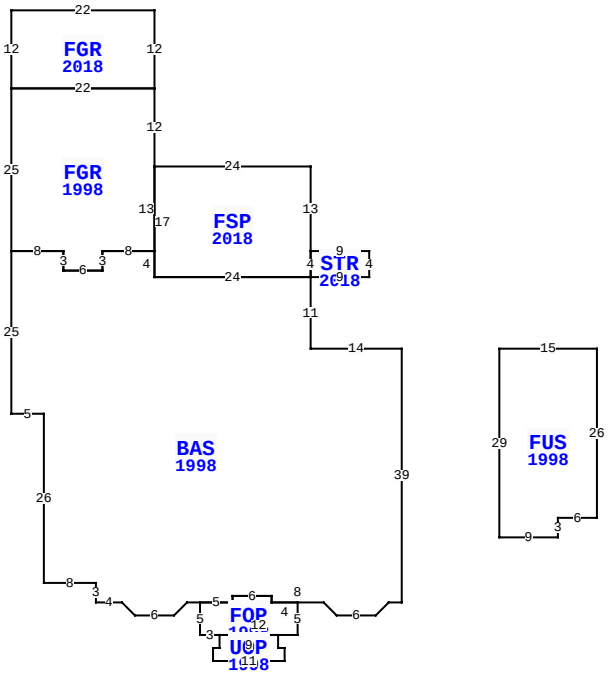
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,773	100	1998	2,773	512,377
FGR	568	55	1998	312	57,649
FGR	264	55	2018	145	26,793
FOP	81	30	1998	24	4,435
FSP	408	40	2018	163	30,118
FUS	417	100	1998	417	77,051
STR	36	10	2018	4	739
UOP	40	20	1998	8	1,478
TOTALS	4,587			3,846	710,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,846	133.6500	211.17	812,160	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2014 Heated Area: 3190 HX Base Yr 2014



6 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		710,640
TOTAL MARKET OB/XF VALUE		22,199
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,282,839
SOH/AGL Deduction		554,452
ASSESSED VALUE		728,387
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		677,665
TOTAL JUST VALUE		1,282,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,251,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707414	FGR/FSP	21,216	08/16/2017
B1327329	REPAIR/RRF	15,000	06/01/2013
B9704102	NEW CONSTR	255,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1936/1748	9/04/2014	WD	U	I	11	100
GRANTOR: HAYDEN PATRICIA Q & H						
GRANTEE: HAYDEN HUGH M & PAT						
1936/1746	9/04/2014	TD	U	I	11	100
GRANTOR: HAYDEN PATRICIA Q TRU						
GRANTEE: HAYDEN PATRICIA Q						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 N11 STR=[YR=2018] E9 N4 W9 FSP=[YR=2018] N13 W24 FGR=[YR=1998] N12 FGR=[YR=2018] N12 W22 S12 E22$ W22 S25 E8 S3E6 N3 E8 N13$ S17 E24 N4$ S4$ W24 N4 W8 S3 W6 N3 W8 S25 E5 S26 E8 S3 E4 D2 R2 E6 U2 R2 E2 FOP=[YR=1998] S5 E3 UOP=[YR=1998] S2 W1 S2 E11 N2 W1N2 W9 $ E12 N5 W4 N1 W6 S1 W5 $ E5 N1 E6 S1 E8 D2 R2 E6 U2 R2 E2 N39 $ PTR= E15 FUS=[YR=1998] E15 S26 W6 S3 W9 N29 $ 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	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0	100	0	0	4,326.00	SF	6.50	6.50	100	1998	1998	3	73	20,527	
3	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1998	1998	3	20	72	

LAND DESCRIPTION

TOTAL OB/XF 22,199

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/30/2025 BY SYS