



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05
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	2,644	100	1993	2,644	718,291
FGR	685	55	1993	377	102,419
FOP	36	30	1993	11	2,988
FOP	172	30	1993	52	14,127
FSP	237	40	1993	95	25,808
FUS	672	100	1993	672	182,561
PTO	27	5	1993	1	272
TOTALS	4,473			3,852	1,046,466

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	100	0	0	1,508.00	SF	13.00
2	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1126	CB/STC 8"	0	100	0	0	168.00	SF	8.00
5	1124	CB/STC 4"	0	100	0	0	30.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,852	192.1122	303.54	1,169,236	1990	2003	0	0	10.50	89.50
1 SFR CUST - 100% - 2024 Heated Area: 3316 HX Base Yr 2024											

24 SALT MARSH DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/08/2024 MLU					

TOTAL OB/XF											
19,231											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						1,046,466					
TOTAL MARKET OB/XF VALUE						19,231					
TOTAL LAND VALUE - MARKET						850,000					
TOTAL MARKET VALUE						1,915,697					
SOH/AGL Deduction						358,682					
ASSESSED VALUE						1,557,015					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						1,506,293					
TOTAL JUST VALUE						1,915,697					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,868,550					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6101	NEW CONSTR	210,593	11/06/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2636/1160	5/04/2023	WD Q	I	01	
GRANTOR: LIGARE KATHLEEN M LIV					
GRANTEE: TAYLOR CAROL J & RI					
1984/1344	5/12/2015	SW U	I	11	100
GRANTOR: LIGARE KATHLEEN M					
GRANTEE: LIGARE KATHLEEN M L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FOP=[YR=1993] N7 W24 FSP=[YR=1993] W17 S10W9 S5 E9 N1 E3 N3 E14 N5 W1 N4 E1 N2 \$ S2 W1 S4 E1 S1 E24 \$ W24 S4 W14 S3 W3 S1 W9 S14 W2 S6 E2 S3 E6 S6 E2 S2 E2 S12 W2 S8 FGR=[YR=1993] W8 S23 E13 S1 E14 N1 E1 N23 W10 N9 W3 S9 W7 \$ E7 N9 E3 S9 E5 N11 E13 PTO=[YR=1993] E9 N3 FOP=[YR=1993] N4 W9 S4 E9 \$ W9 S3 \$ N7 E9 S3 E11 N2 E3 N9 E2 N15 E1 N18 \$ PTR= E15 FUS=[YR=1993] E1 N8 E28 S23 W1 S1 W14 N1 W13 N1 W1 N14 \$ W15 \$.											