

LOT 70 & S1/2 OF LOT 71
EX N1/2 OF LOT 71
LONG POINT #1 PB 5/85-89

CORBEIL FLORIDA TRUST/CORBEIL STEPHEN E TRUSTEE
26 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

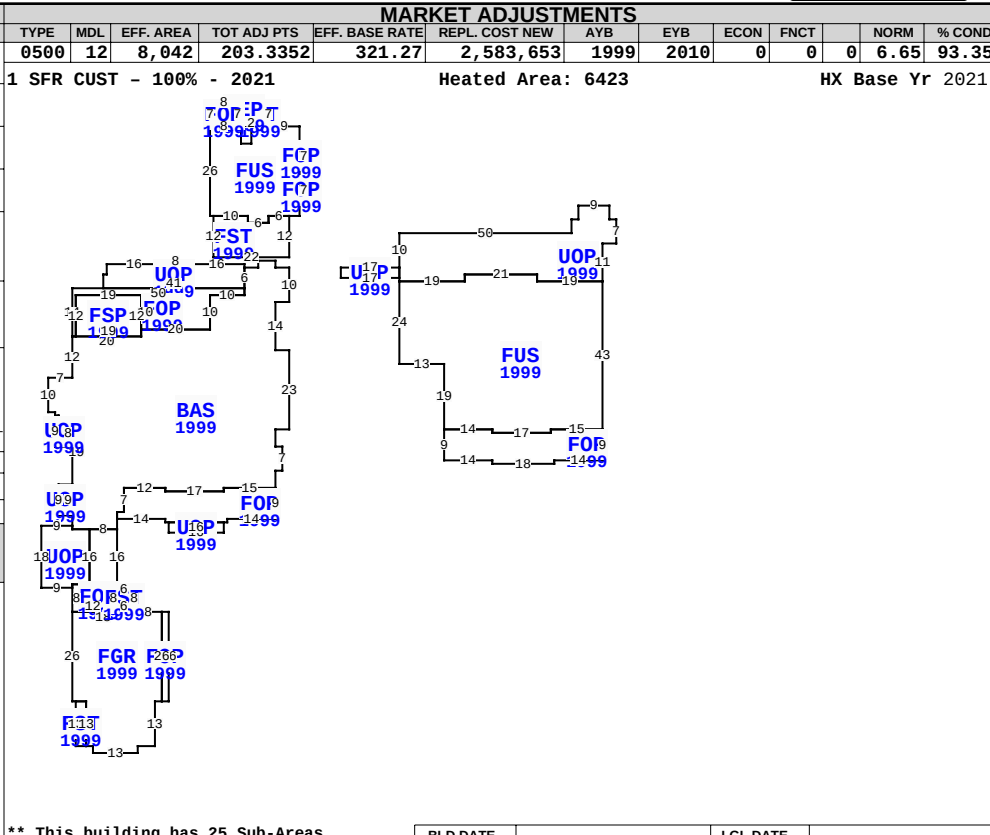
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,358	100	1999	3,358	1,007,083
FEP	43	80	1999	34	10,197
FGR	962	55	1999	529	158,650
FOP	7	30	1999	2	600
FOP	7	30	1999	2	600
FOP	52	30	1999	16	4,798
FOP	56	30	1999	17	5,099
FOP	224	30	1999	67	20,094
FOP	312	30	1999	94	28,191
FOP	401	30	1999	120	35,988
TOTALS	11,098			8,042	1,411,840

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
3	0825	BRICK	0	100	0	0	
4	0463	FENCE GATE	0	100	0	0	
5	0825	BRICK	0	100	0	0	
6	1126	CB/STC 8"	0	100	0	0	
7	0825	BRICK	0	100	0	0	
8	1128	BRICK 12"	0	100	0	0	
9	0825	BRICK	0	100	0	0	
10	1128	BRICK 12"	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C
2	000116	C



** This building has 25 Sub-Areas

26 SALT MARSH DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF		
L N	USE CODE	CLS
1	000116	C
2	000116	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	Tax Dist:	STANDARD
Building Group: 5		
BUILDING MARKET VALUE		2,819,103
TOTAL MARKET OB/XF VALUE		146,572
TOTAL LAND VALUE - MARKET		1,130,000
TOTAL MARKET VALUE		4,095,675
SOH/AGL Deduction		1,491,710
ASSESSED VALUE		2,603,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,553,243
TOTAL JUST VALUE		4,095,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,971,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013409	ADDITION	17,000	10/01/2021
B2006279	REMODEL	300,000	07/20/2020
G1201713	GAS PIPE	600	03/01/2012
E24401	TEMP POLE	10,000	12/01/2011
E23712	ELEC OTHER	0	08/01/2011
E23734	ELEC OTHER	0	08/01/2011

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2374/1976	7/07/2020	WD Q
GRANTOR: WILLIAM H GOWER QUALI		
GRANTEE: CORBEIL FLORIDA TRU		
2106/0848	2/28/2017	TD U
GRANTOR: GOWER GAYLE B REVOCAB		
GRANTEE: GOWER GAYLE B GST E		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1999]	W4 N2 W5 S2W4 UOP=[YR=1999]	N1 W16 N1 W8
S1W16S3W1 S4 E41 N6 \$ S6 FOP=[YR=1999]	W50 S14	
E1FSP=[YR=1999]	E19N12W19 S12 \$ N12E19S10E20N10E10N2\$ S2W10	
S10W20S2W20S12 W7S10E2S1 UOP=[YR=1999]	S9E5N8W4N1W1\$E1S1E4S19	
UOP=[YR=1999]	W4S9E4N9\$ S12UOP=[YR=1999]	
W9S18E9N1E5N16W5N1\$S1 E5 FOP=[YR=1999]	S16 W5 S8FGR=[YR=1999]	
S26 E1FST=[YR=1999]	S13E3N13W3\$ E3S13E2	
S2E13N2E5N13E2FOP=[YR=1999]	E2N26W2 S26\$N26W8FST=[YR=1999]	
N8W6S8E6\$W18\$ E12N8E1N16W8\$E8N3FOP=[YR=1999]	E14S1	
E1UOP=[YR=1999]	S3E16N3W16\$E17N1E14	
N9W15S1W17N1W12S7W2S2\$N2E2N7 E12S1E17N1E15N5E2N7W2N5E4N23W4		
N14E4N10\$ PTR=E15UOP=[YR=1999]	E17 UOP=[YR=1999]	

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REVIEW DATE	06/21/2022	BY	DJ	Total Acres: 0.00	Total Land Value: 1,130,000	Market: 0	Agricultural: 0	Common: 1,130,000	PRINTED 07/30/2025 BY SYS
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