

LOT 72 & N1/2 OF LOT 71 (S-1)
IN OR 2231/861
LONG POINT #1 PB 5/85-89

BRADDOCK SUE ANN LIVING TRUST/BRADDOCK SUE ANN TRU
30 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	3,166	100	2002	3,166	528,044
FGR	1,004	55	2002	552	92,066
FOP	60	30	2002	18	3,002
FOP	204	30	2002	61	10,174
FOP	425	30	2012	128	21,348
FST	54	55	2002	30	5,004
FST	60	55	2002	33	5,504
FST	78	55	2002	43	7,172
FUS	439	100	2002	439	73,219
FUS	1,032	100	2002	1,032	172,123
TOTALS	7,735			5,752	959,353

** This building has 15 Sub-Areas

30 SALT MARSH DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0825	BRICK	0	100	0	0	3,324.00	SF	12.50
3	1123	CB 8"	0	100	0	0	137.00	SF	6.15
4	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2002	2002	3	85	1,700	
12.50	100	2002	2002	3	94	39,057	
6.15	100	2002	2002	3	80	674	
8.00	100	2002	2002	3	80	192	
2,000.00	100	2012	2012	3	94	1,880	
5,000.00	100	2012	2012	3	50	2,500	

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
2	000116	C	RES MARSH	100		PUD	0.00	0.00	0.50

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000		
LT		1.00	1.00	0.70	800,000.00	560,000.00	280,000		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					959,353				
TOTAL MARKET OB/XF VALUE					46,003				
TOTAL LAND VALUE - MARKET					1,130,000				
TOTAL MARKET VALUE					2,135,356				
SOH/AGL Deduction					903,335				
ASSESSED VALUE					1,232,021				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					1,176,299				
TOTAL JUST VALUE					2,135,356				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,092,619				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226524	REPAIR/RRF	31,687	10/01/2012
B0108432	NEW CONSTR	735,000	06/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2231/0861	10/11/2018	SW	U	I	11	100			
GRANTOR: BRADDOCK SUE ANN									
GRANTEE: BRADDOCK SUE ANN LI									
1692/0381	8/03/2010	QC	U	I	11	100			
GRANTOR: BRADDOCK STEPHEN R &									
GRANTEE: BRADDOCK STEPHEN R									

BUILDING NOTES									
UOP=[YR=2002] W1 N21 W6 U7 L30 N5 W13 S5 W2 FOP=[YR=2012] D4 L17 S32 E2 BAS=[YR=2002] S8UOP=[YR=2002] W8 S17 E8 N3 FST=[YR=2002] E12 N5 W12 S5 \$ N14 \$ S9 E12 S5 W12 S13 W3 S13 E3 S11 FGR=[YR=2002] S4 W2 UOP=[YR=2002] W10 S17 E10 N17 \$ S27 E3 S11 E21 N11 E3 N27 W3 N4 W5 S4 W11 N4 W6 \$ E6 S4 E11 N4 E5 N11 E3 N13 W3 N14 E11 UOP=[YR=2002] E14 N3 W4 FOP=[YR=2002] N6 W10 S6 E10 \$ W10 S3 \$ N8 E10 S6 E17 N36 W28 N12 W17 S12 W9 S17 W6 \$ E6 N17 E9 N19\$ S7 E17 S12 E28 S23 E7 N14 \$ PTR= E15 FOP=[YR=2002] E12 FUS=[YR=2002] E39 S20 UST=[YR=2002] S6 W5 N6 E5 \$ W5 S12 W8 FST=[YR=2002] W9 N6 E9 S6 \$ N6 W26 N26 \$ S17 W12 N17 \$ W15 \$ PTR= E80 FUS=[YR=2002] E4 N6 E6 N2 E3 N4 E8 S4 E3 S4 E9 S2 E3 S5 W6									