LOT 78 IN OR 942/283
LONG POINT #1 PB 5/85-89

OTIS KENNETH C II & ANNE L
33 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0078-0000

BUILDING CHARACTERISTICS

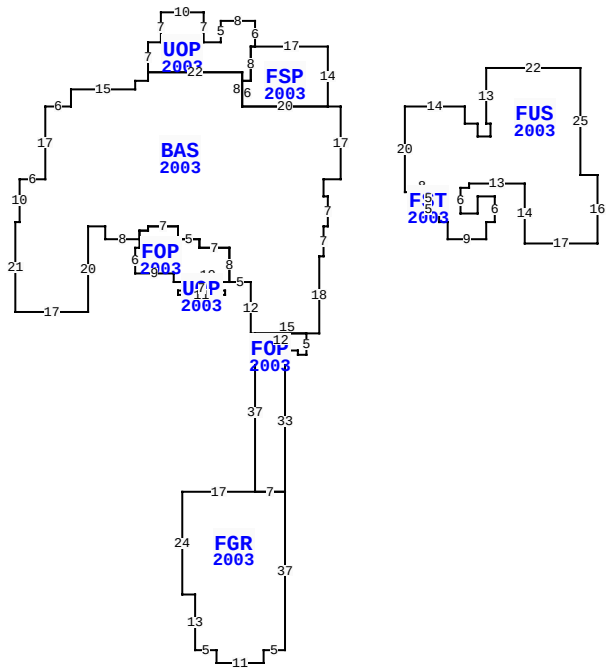
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,104	100	2003	3,104	666,906
FGR	882	55	2003	485	104,204
FOP	211	30	2003	63	13,536
FOP	281	30	2003	84	18,048
FSP	264	40	2003	106	22,774
FST	20	55	2003	11	2,364
FUS	1,284	100	2003	1,284	275,872
UOP	27	20	2003	5	1,074
UOP	283	20	2003	57	12,246
TOTALS	6,356			5,199	1,117,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,199	151.9392	240.06	1,248,072	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2004 Heated Area: 4388 HX Base Yr 2004



33 SALT MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,117,024
TOTAL MARKET OB/XF VALUE		15,098
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,832,122
SOH/AGL Deduction		779,812
ASSESSED VALUE		1,052,310
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,001,588
TOTAL JUST VALUE		1,832,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,781,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209174	NEW CONSTR	1,100,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0283	7/25/2000	WD	Q	V		350,000

GRANTOR: BISSELL HOWARD C & SA

GRANTEE: OTIS KENNETH C II &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 FSP=[YR=2003] N14 W17 UOP=[YR=2003] N6 W8 S5 W4 N7 W10 S7 W3 S7 E22 S2 E2 N8 E1 $ W1 S8 W2 S6 E20 $ W20 N8 W22 S2 W3 S2 W15 S4 W6 S17 W6 S10 W1 S21 E17 N20 E4 S3 E8 FOP=[YR=2003] S2 W1 S6 E9 S2 E3 UOP=[YR=2003] S1 W1 S1 W1 S1 E11 N1 W1 N1 W1 N1 W7 $ E10 N8 W7 N2 W5 N3 W7 S1 W2 S2 $ N2 E2 N1 E7 S3 E5 S2 E7 S8 E5 S12 E1 FOP=[YR=2003] S37 FGR=[YR=2003] W17 S24 E3 S13 E5 S3 E11 N3 E5 N37 W7 $ E7 N33 E3 S1 E2 N5 W12 $ E15 N18 E1 N7 E1 N7 W1 N4 E4 N17 $ PTR= E15 FUS=[YR=2003] E14 S4 E3 S3 E3 N3 W1 N13 E22 S25 E4 S16 W17 N14 W13 S1 W2 S6 E4 N4 E4 S6 W2 S4 W9 N4 W2 N3 FST=[YR=2003] W5 N4 E5 S4 $ N4 W8 N20 $ 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	2003	2003	3	86	1,720	
2	0812	CONCRETE C	0	100	0	0	2,276.00	SF	4.00	4.00	100	2003	2003	3	82	7,465	
3	0825	BRICK	0	100	0	0	418.00	SF	12.50	12.50	100	2003	2003	3	95	4,964	
4	0446	BOX FNC 6'	0	100	0	0	16.00	LF	20.00	20.00	100	2003	2003	3	20	64	
5	0445	BOX FNC 5'	0	100	0	0	28.00	LF	8.10	8.10	100	2003	2003	3	20	45	
6	0810	CONCRETE A	0	100	16	5	80.00	SF	6.50	6.50	100	2003	2003	3	82	426	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348	
8	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2003	2003	3	20	42	
9	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2003	2003	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 15,098

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	700,000.00	700,000.00	700,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS