LOT 79
IN OR 2157/1387
LONG POINT #1 PB 5/85-89

GIULIANO FRANK &/FRIED MITCHELL
31 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

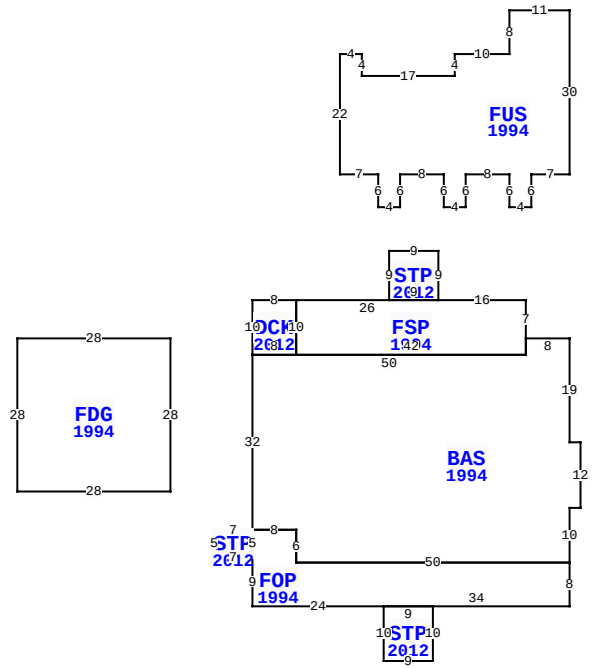
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	1994	2,204	409,554
DCK	80	10	2012	8	1,487
FDG	784	60	1994	470	87,337
FOP	512	30	1994	154	28,616
FSP	420	40	1994	168	31,218
FUS	1,016	100	1994	1,016	188,797
STP	35	10	2012	4	743
STP	81	10	2012	8	1,487
STP	90	10	2012	9	1,672
TOTALS	5,222			4,041	750,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,041	130.6800	206.47	834,345	1994	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2023 Heated Area: 3220 HX Base Yr 2023



31 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		750,910
TOTAL MARKET OB/XF VALUE		16,366
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,317,276
SOH/AGL Deduction		96,342
ASSESSED VALUE		1,220,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,170,212
TOTAL JUST VALUE		1,317,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,283,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217678	H/AC	0	10/01/2012
B1226185	INT REMODEL	8,000	07/01/2012
B0490	NEW CONSTR	131,318	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/1387	11/14/2017	WD	Q	I	01	759,000
GRANTOR: CHESTER ROBIN GOWER 2						
GRANTEE: GIULIANO FRANK & MI						
1832/0455	12/27/2012	WD	U	I	30	100
GRANTOR: GOWER WILLIAM H						
GRANTEE: GOWER GAYLE B CO-TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W8 FSP=[YR=1994] N7 W16 STP=[YR=2012] N9 W9 S9 E9$ W26 DCK=[YR=2012] W8 S10 E8 N10$ S10 E42 N3$ S3 W50 S32 STP=[YR=2012] W7 S5 E7 FOP=[YR=1994] S9 E24 STP=[YR=2012] S10 E9 N10 W9$ E34 N8 W50 N6 W8 S5 $ N5$ E8 S6 E50 N10 E2 N12 W2 N19 $ PTR= W73 FDG=[YR=1994] W28 S28 E28 N28 $ E73 $ PTR= N30 FUS=[YR=1994] N30 W11S8 W10 S4 W17 N4 W4 S22 E7 S6 E4 N6 E8 S6 E4 N6 E8 S6 E4 N6 E7 $ S30 $.

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	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	2,449.00	SF	4.00	4.00	100	1994	1994	3	66	6,465	
3	0858	SCULP CONC	0	100	0	0	256.00	SF	13.00	13.00	100	1994	1994	3	89	2,962	
4	1075	TRELLIS G	0	100	22	5	110.00	SF	35.00	35.00	100	1994	1994	3	20	770	
5	0445	BOX FNC 5'	0	100	0	0	9.00	LF	8.10	8.10	100	1994	1994	3	20	15	
6	0810	CONCRETE A	0	100	16	7	112.00	SF	6.50	6.50	100	1994	1994	3	66	480	
7	0446	BOX FNC 6'	0	100	0	0	6.00	LF	20.00	20.00	100	1994	1994	3	20	24	
8	0810	CONCRETE A	0	100	11	6	66.00	SF	6.50	6.50	100	1994	1994	3	66	283	
9	1126	CB/STC 8"	0	100	0	0	218.00	SF	8.00	8.00	100	1994	1994	3	66	1,151	
10	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	100	2012	2012	3	92	2,736	

TOTAL OB/XF 16,366

LAND DESCRIPTION

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/30/2025 BY SYS