

JMV MACON PROPERTIES LLC
29 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Occupancy

10

03

03

05

14

08

03

04

3 100

2 100

02

1.

00

ABOVE AVG 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 60

SHT VINYL 40

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

1. 1. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

05

0100

7003.00

1,572

100

2016

1,572

183,555

05

0100

7003.00

400

55

2016

220

25,688

52

30

2016

16

1,868

70

5

2016

4

467

TOTALS

2,094

1,812

211,578

EXTRA FEATURES

L N

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

0810

CONCRETE A

0

0

0

0

718.00

SF

6.50

6.50

100

2016

2016

3

95

4,434

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

40,000.00

40,000.00

40,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,812

121.0000

121.00

219,252

2016

2016

0

0

0

3.50

96.50

1 SINGLE FAM - 0% - 0

Heated Area: 1572

HX Base Yr

PTO 2016

BAS 2016

FOP 2016

FGR 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45025 AMHURST OAKS DR, CALLAHAN

TOTAL OB/XF

4,434

NASSAU COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

211,578

4,434

40,000

256,012

14,928

241,084

0

241,084

256,012

0

246,520

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B4043

NEW CONSTR

0

04/01/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2162/1826

12/07/2017

WD Q

1

I

01

155,000

GRANTOR: YOLCH STACY & ANDREW

GRANTEE: JMW MACON PROPRTIEE

2069/1215

8/31/2016

SW Q

1

I

01

139,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: YOLCH STACY & ANDRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10\$ W10 S48 E13 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E20 N20 W20 S15\$ N10 W5 S8 W1\$ E1 N8 E5 N5 E20 N35\$.