LOT 66
ISLAND GROVE PHASE 2 PB 5/49

SMITH JAMES MARTY & TINA
PO BOX 695
FERNANDINA BEACH, FL 32035

2026

00-00-30-0310-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

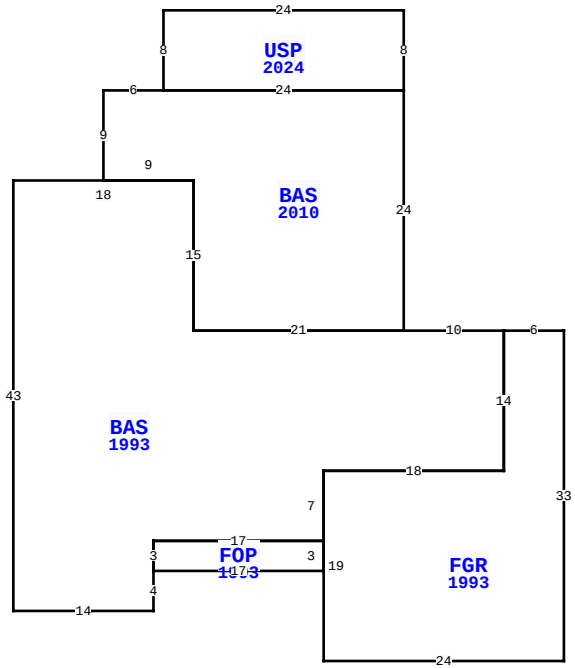
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1993	1,271	188,456
BAS	585	100	2010	585	86,740
FGR	540	55	1993	297	44,037
FOP	51	30	1993	15	2,224
USP	192	30	2024	58	8,600
TOTALS	2,639			2,226	330,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,226	131.8590	183.28	407,981	1985	1985	0	0	0	19.10	80.90

1 SNGL FAM 100% - 2026 Heated Area: 1856 HX Base Yr 2026



2124 SEA ISLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,057
TOTAL MARKET OB/XF VALUE		662
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		535,719
SOH/AGL Deduction		0
ASSESSED VALUE		535,719
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		484,308
TOTAL JUST VALUE		535,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007265	ADDITION	0	05/10/2022
20214740	REPAIR/RRF	0	05/01/2021
B23516	ADDITION	55,244	04/01/2010
B0923002	REMODEL	3,250	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1647	2/19/2025	WD	Q	I	01	545,000
GRANTOR: ALBAUGH FAMILY TRUST						
GRANTEE: SMITH JAMES MARTY &						
2527/1107	1/04/2022	WD	U	I	11	100
GRANTOR: ALBAUGH AUDREY W						
GRANTEE: ALBAUGH FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-6,0] W10 W21 N15 W18 S43 E14 N4 N3 E17 N7 E18 N14 $
BAS=[YR=2010;ORIG=-16,0] N24 W24 W6 S9 E9 S15 E21 $
FGR=[YR=1993;ORIG=0,0] W6 S14 W18 S19 E24 N33 $
FOP=[YR=1993;ORIG=-41,24] E17 N3 W17 S3 $
USP=[YR=2024;ORIG=-16,-32] W24 S8 E24 N8 $
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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
4	0940	SHEDS/PORT	0	100	9	7	63.00	SF	30.00	30.00	100	2010	2010	3	35	662	

LAND DESCRIPTION

TOTAL OB/XF 662

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	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS