

LOT 1
IN OR 1130/1593
SEA MARSH VILLAGE #1 PBK 4/11

BERRY MARION B
163 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

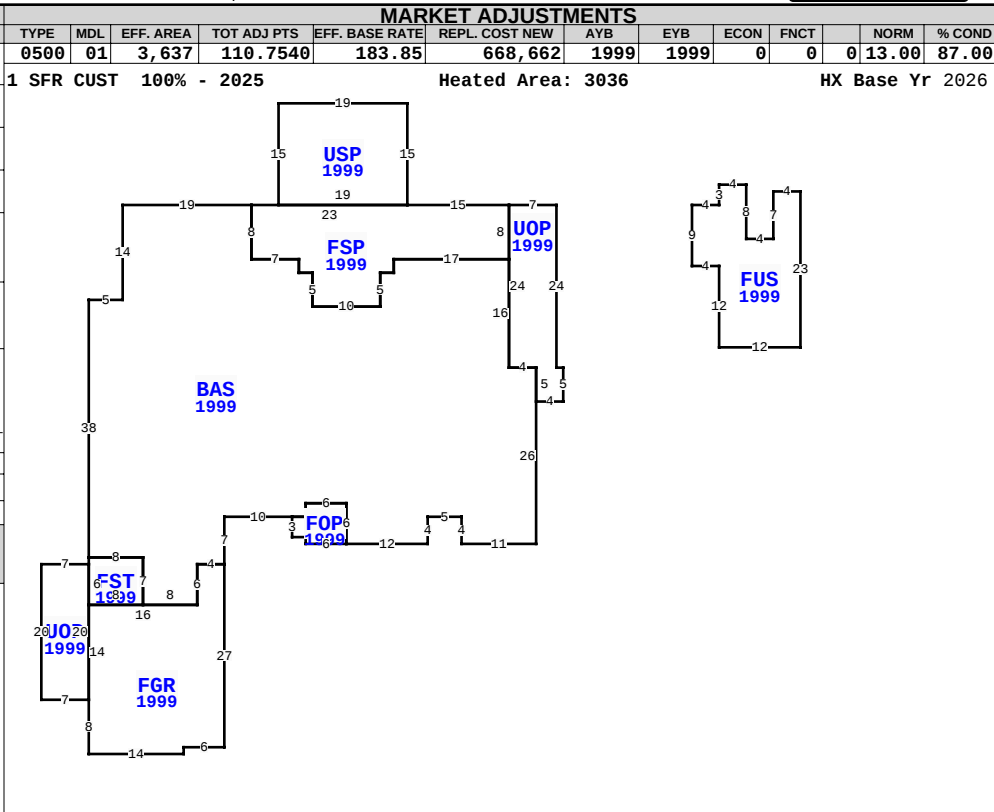
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,748	100	1999	2,748	439,541
FGR	458	55	1999	252	40,307
FOP	42	30	1999	13	2,079
FSP	382	40	1999	153	24,472
FST	56	55	1999	31	4,958
FUS	288	100	1999	288	46,066
UOP	140	20	1999	28	4,479
UOP	188	20	1999	38	6,078
USP	285	30	1999	86	13,756

TOTALS	4,587			3,637	581,736
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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
6	1075	TRELLIS G	0	100	14	5	70.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



163 SEA MARSH RD, FERNANDINA BEACH

TOTAL OB/XF									
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
6	1075	TRELLIS G	0	100	14	5	70.00	SF	35.00

TOTAL OB/XF									
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
6	1075	TRELLIS G	0	100	14	5	70.00	SF	35.00

Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		581,736	
TOTAL MARKET OB/XF VALUE		2,213	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,183,949	
SOH/AGL Deduction		31,002	
ASSESSED VALUE		1,152,947	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		1,096,536	
TOTAL JUST VALUE		1,183,949	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,122,636	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906100	XFOB	2,708	05/01/1999
B9805584	XFOB	12,295	11/01/1998
B9805328	NEW CONSTR	139,480	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2736/792	9/06/2024	WD	Q	I	01
GRANTOR: MONTGOMERY KENNETH H					
GRANTEE: BERRY HAROLD J & MA					
1130/1593	4/21/2003	WD	Q	I	
GRANTOR: VOLLMER RICHARD & BAR					
GRANTEE: MONTGOMERY KENNETH					

BUILDING NOTES					
GRANTOR: MONTGOMERY KENNETH H					
GRANTEE: BERRY HAROLD J & MA					
1130/1593 4/21/2003 WD Q I 710,000					
GRANTOR: VOLLMER RICHARD & BAR					
GRANTEE: MONTGOMERY KENNETH					

BUILDING DIMENSIONS					
UOP=[YR=1999] W7 FSP=[YR=1999] W15 USP=[YR=1999] N15 W19 S15 E19\$ W23 BAS=[YR=1999] W19 S14 W5 S38 FST=[YR=1999] S1					
UOP=[YR=1999] W7 S20 E7 FGR=[YR=1999] S8 E14 N1 E6 N27 W4 S6					
W16 S14\$ N20\$ S6 E8 N7 W8\$ E8 S7 E8 N6 E4 N7 E10					
FOP=[YR=1999] S3 E2 S1 E6 N6 W6 S2 W2\$ E2 N2 E6 S6 E12 N4 E5					
S4 E11 N26 W4 N16 W17 S2 W2 S5 W10 N5 W2 N2 W7 N8\$ S8 E7 S2					
E2 S5 E10 N5 E2 N2 E17 N8\$ S24 E4 S5 E4 N5 W1 N24\$ PTR=E20					
FUS=[YR=1999] E4 N3 E4 S8 E4 N7 E4 S23 W12 N12 W4 N9\$ W20\$.					

TOTAL OB/XF									
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
6	1075	TRELLIS G	0	100	14	5	70.00	SF	35.00

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