LOT 34
IN OR 2053/6
SEA MARSH VILLAGE UNIT 1

DAVIS MYRON E II & DANA A
73 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

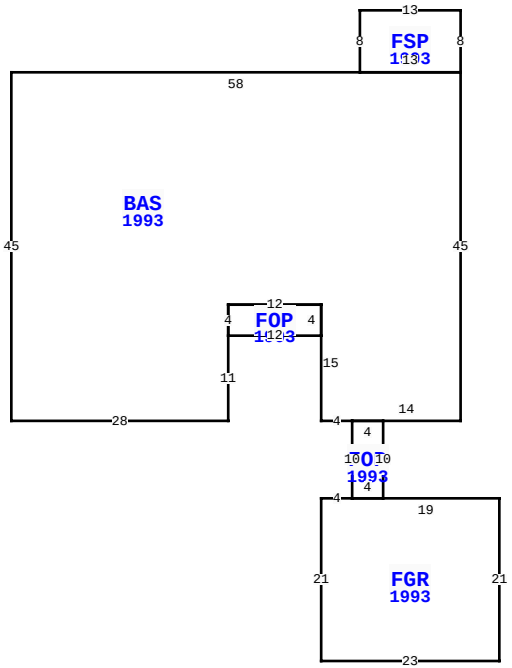
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,430	100	1993	2,430	366,128
FGR	483	55	1993	266	40,079
FOP	40	30	1993	12	1,808
FOP	48	30	1993	14	2,110
FSP	104	40	1993	42	6,328
TOTALS	3,105			2,764	416,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,764	110.0160	182.63	504,789	1974	1990	0	0	0	17.50	82.50

1 SFR CUST 100% - 2020 Heated Area: 2430 HX Base Yr 2020



73 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		416,451
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,117,291
SOH/AGL Deduction		515,717
ASSESSED VALUE		601,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		550,163
TOTAL JUST VALUE		1,117,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,112,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632821	ADDITION	0	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2053/0006	6/15/2016	WD	Q	I	01	529,000
GRANTOR: GALE JAMES C & SUZANN						
GRANTEE: DAVIS MYRON E II &						
0312/0526	4/01/1980	WD	Q	I		125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S45 E28 N11 FOP=[YR=1993] E12 N4 W12S4$ N4 E12 S15 E4 FOP=[YR=1993] S10 FGR=[YR=1993] W4 S21 E23 N21 W19 $ E4 N10W4$ E14 N45$ FSP=[YR=1993] N8 W13 S8E13$.

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	1980	1980	3	42	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS