LOT 36
SEA MARSH VILLAGE 1 PB 4/11

TUMLIN RICHARD H & JENNIFER P
69 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0036-0000

BUILDING CHARACTERISTICS

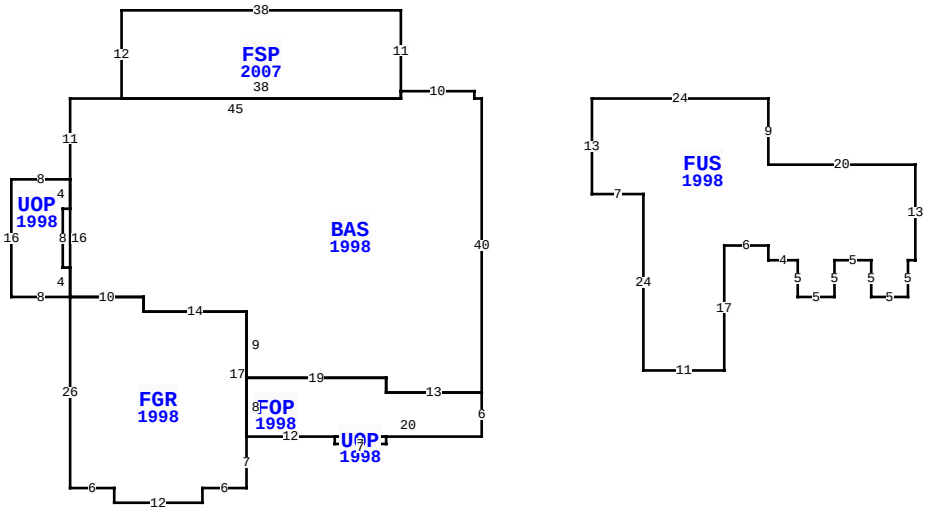
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	12	CEDAR 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,928	100	1998	1,928	307,808
FGR	620	55	1998	341	54,441
FOP	230	30	1998	69	11,016
FSP	456	40	2007	182	29,056
FUS	928	100	1998	928	148,156
UOP	7	20	1998	1	160
UOP	120	20	1998	24	3,831
TOTALS	4,289			3,473	554,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,473	110.8002	183.93	638,789	1998	1998	0	0	0	13.20	86.80

1 SFR CUST 100% - 2022 Heated Area: 2856 HX Base Yr 2022



69 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		554,469
TOTAL MARKET OB/XF VALUE		1,580
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,256,049
SOH/AGL Deduction		397,443
ASSESSED VALUE		858,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		807,195
TOTAL JUST VALUE		1,256,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,249,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17816	ADDITION	5,000	10/31/2006
R09335	REPAIR/RRF	1,200	05/01/2006
B9704554	NEW CONSTR	158,000	01/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/1873	6/25/2021	WD	Q	I	02	995,000
GRANTOR: WEEMAN FREDERICK G &						
GRANTEE: TUMLIN RICHARD H &						
2049/0391	5/27/2016	WD	Q	I	01	590,000
GRANTOR: STORMOEN ROBERT R & B						
GRANTEE: WEEMAN FREDERICK G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N1 W10 FSP=[YR=2007] N11 W38 S12 E38 N1 $ S1 W45 S11 UOP=[YR=1998] W8 S16 E8 FGR=[YR=1998] S26 E6 S2 E12 N2 E6 N7 FOP=[YR=1998] E12 UOP=[YR=1998] S1 E7 N1 W7 $ E20 N6 W13 N2 W19 S8 $ N17 W14 N2 W10 $ N4W1 N8 E1 N4 $ S16 E10 S2 E14 S9 E19 S2 E13 N40 $ PTR= E15 FUS=[YR=1998] E24 S9 E20 S13 W1 S5 W5 N5 W5 S5 W5 N5 W4 N2 W6 S17 W11 N24 W7 N13 $ W15 $.

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	1998	1998	3	79	1,580	

LAND DESCRIPTION

TOTAL OB/XF 1,580

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