LOT 39
IN OR 1422/972
SEA MARSH VILLAGE #1 PB 4/11

SALTMARSH ERNEST O III
PO BOX 52
FERNANDINA BEACH, FL 32035-0052

2026

01-6N-29-1900-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04

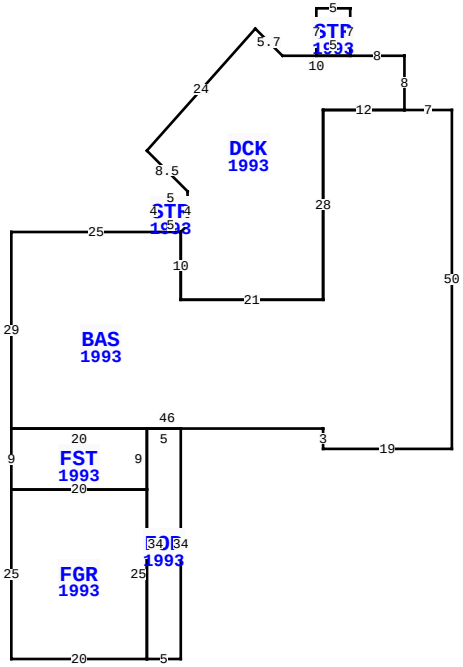
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	1993	2,074	331,599
DCK	857	10	1993	86	13,750
FGR	500	55	1993	275	43,968
FOP	170	30	1993	51	8,154
FST	180	55	1993	99	15,828
STR	20	10	1993	2	320
STR	35	10	1993	4	639
TOTALS	3,836			2,591	414,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,591	118.5408	196.78	509,857	1973	1978	0	0	0	18.75	81.25

1 SFR CUST 0% - 0 Heated Area: 2074 HX Base Yr



39 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	414,259
TOTAL MARKET OB/XF VALUE	990
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,115,249
SOH/AGL Deduction	225,279
ASSESSED VALUE	889,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	889,970
TOTAL JUST VALUE	1,115,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,099,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/0972	6/22/2006	WD	Q	I		662,000
GRANTOR: CRAWFORD MARGIE						
GRANTEE: SALTMARSH ERNEST O						
0139/0219	1/01/1973	WD	Q	V		28,175
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W7 W12 S28 W21 N10 W25 S29 E46 S3 E19 N50 $
DCK=[YR=1993;ORIG=-7,0] N8 W8 W10 U4L4 D18L16 D6R6 S1 S4 D1L1 S10 E21 N28 E12 $
FGR=[YR=1993;ORIG=-65,56] S25 E20 N25 W20 $
FST=[YR=1993;ORIG=-65,47] S9 E20 N9 W20 $
FOP=[YR=1993;ORIG=-45,81] E5 N34 W5 S34 $
STR=[YR=1993;ORIG=-15,-8] N7 W5 S7 E5 $
STR=[YR=1993;ORIG=-39,13] W5 S4 E5 N4 $
.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
2	1242	WD DECK A	0	0	0	0	75.00	SF	10.00	10.00	100	1980	1980	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 990

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	0		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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS