LOT 41
IN OR 2195/1750
SEA MARSH VILLAGE UNIT 1

KUSHNER MICHAEL JAMES/WARDEN SARAH JOAN
35 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0041-0000

BUILDING CHARACTERISTICS

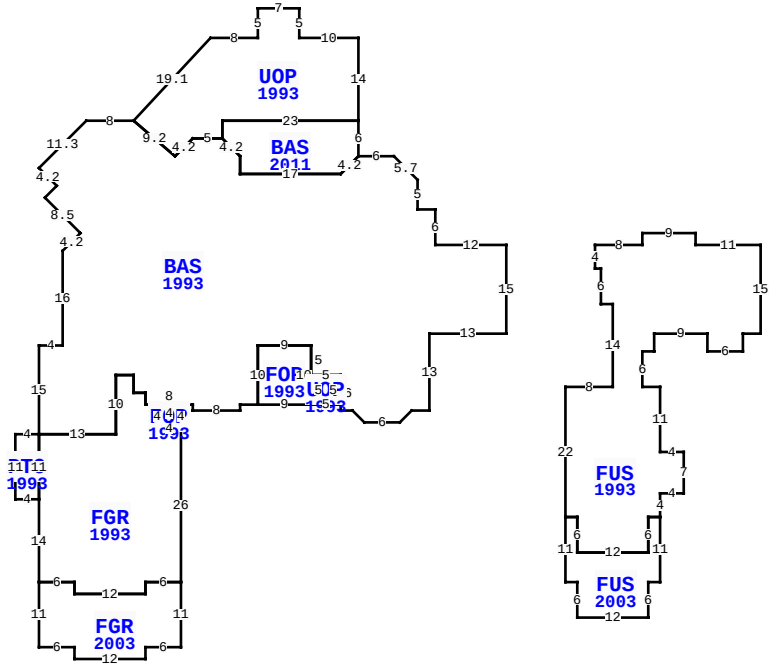
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
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	2,858	100	1993	2,858	442,429
BAS	189	100	2011	189	29,258
FGR	682	55	1993	375	58,052
FGR	264	55	2003	145	22,446
FOP	16	30	1993	5	774
FOP	90	30	1993	27	4,180
FUS	938	100	1993	938	145,206
FUS	176	100	2003	176	27,245
PTO	44	5	1993	2	310
UOP	25	20	1993	5	774
TOTALS	5,808			4,825	746,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,825	111.0191	184.29	889,199	1993	1993	0	0	0	16.00	84.00

1 SFR CUST 100% - 2022 Heated Area: 4161 HX Base Yr 2022



** This building has 11 Sub-Areas

35 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		746,927
TOTAL MARKET OB/XF VALUE		1,929
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,448,856
SOH/AGL Deduction		437,048
ASSESSED VALUE		1,011,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		960,397
TOTAL JUST VALUE		1,448,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,444,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035115	REPAIR/RRF	1,430	06/01/2003
B0311126	FOUNDATION	2,350	05/01/2003
B0363394	ADDITION	52,000	05/01/2003
8562	NEW CONSTR	214,500	12/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1750	5/10/2018	WD	Q	I	01	874,500
GRANTOR: SEA MARSH ESTATES LLC						
GRANTEE: KUSHNER MICHAEL JAM						
1639/0397	8/28/2009	WD	U	I	16	100
GRANTOR: BOOKER SARAH MOORE						
GRANTEE: SEA MARSH ESTATES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 W3 N5 U4 L4 W6 BAS=[YR=2011] N6
UOP=[YR=1993] N14W10 N5 W7 S5W8 D14 L13 D6 R7 U3 R3 E5
N3E23$ W23S3 D3 R3 S3E17 U3 R3 $ D3 L3 W17 N3 U3 L3 W5 D3
L3 U6 L7 W8 D8 L8 D3 R3 D2 L2 D6 R6 D3 L3 S16
W4S15PTO=[YR=1993] W4S11 E4 FGR=[YR=1993] S14FGR=[YR=2003]
S11E6S2 E12 N2 E6 N11 W6 S2 W12 N2 W6$ E6 S2E12N2 E6N26
FOP=[YR=1993] N4W4 S4E4$W4N4W2N2W2N3 W3S10W13S11$ N11$E13
N10E3S3E2 S2E8S1E8N1E3 FOP=[YR=1993] E9 UOP=[YR=1993]
E5N5W5S5$ N10W9S10$N10 E9 S5E5S6 E2 D2 R2 E6 U2 R2 E3
N13E13N15$ PTR= E15FUS=[YR=1993] E8N2E9S2E11S15 W3
S3W6N3W9S3W2S6E3S11E4S7W4S4 FUS=[YR=2003] S11 W2 S6 W12 N6
W2 N11 E2 S6 E12 N6 E2 $W2 S6W12 N6W2N22E8N14W2N6W1N4$ 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	1993	1993	3	70	1,400	
5	1125	CB/STC 6"	0	100	0	0	116.00	SF	7.35	7.35	100	1993	1993	3	62	529	

LAND DESCRIPTION

TOTAL OB/XF 1,929

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