

LOT 43
IN OR 2012/1451
SEA MARSH VILLAGE 1 PB 4/11

COOK DANIEL G & HEIDI M
31 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	2,019	100	1993	2,019	320,310
DCK	64	10	2017	6	952
DCK	559	10	2017	56	8,885
FGR	525	55	1993	289	45,849
FGR	333	55	2017	183	29,033
FOP	48	30	1993	14	2,221
FSP	338	40	2017	135	21,417
FUS	728	100	1993	728	115,495
FUS	388	100	2017	388	61,555
UOP	88	20	1993	18	2,856
TOTALS	5,090			3,836	608,572

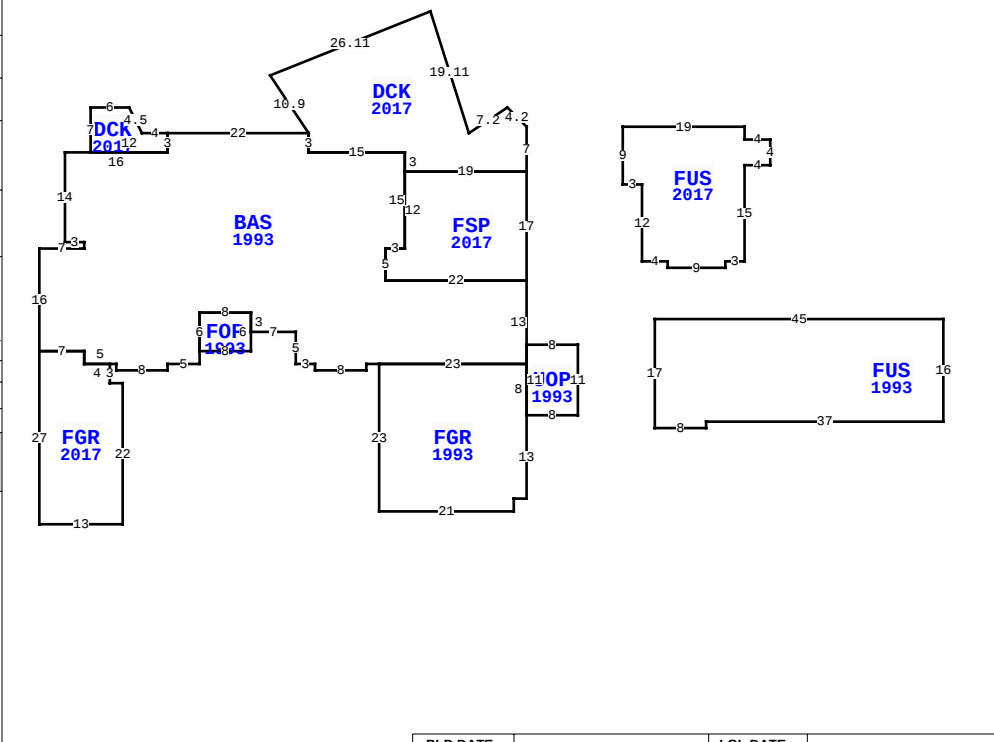
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C

REVIEW DATE	10/23/2024	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,836	106.7850	177.26	679,969	1974	2004	0	0	10.50	89.50
1 SFR CUST			100% - 2016			Heated Area: 3135			HX Base Yr 2016		



31 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	RES	GOLF	100		RSF-1	0.00	0.00	1.00	LT

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	RES	GOLF	100		RSF-1	0.00	0.00	1.00	LT

Total Acres: 0.00	Total Land Value: 700,000	Market: 0	Agricultural: 0	Common: 700,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										608,572	
TOTAL MARKET OB/XF VALUE										840	
TOTAL LAND VALUE - MARKET										700,000	
TOTAL MARKET VALUE										1,309,412	
SOH/AGL Deduction										607,506	
ASSESSED VALUE										701,906	
TOTAL EXEMPTION VALUE										56,411	
BASE TAXABLE VALUE										645,495	
TOTAL JUST VALUE										1,309,412	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,286,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632613	ADDITION	0	07/06/2016
R1213073	ROOF	17,000	08/01/2012
8657	ADDITION	42,400	02/02/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2012/1451	10/29/2015	WD	Q	I	02	575,000	
GRANTOR: GUSHUE CATHERINE FLEM							
GRANTEE: COOK DANIEL G & HEI							
1947/1737	11/13/2014	QC	U	I	11	100	
GRANTOR: GUSHUE CATHERINE F							
GRANTEE: GUSHUE CATHERINE FL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-34,1] W22 S3 W16 S14 E3 S1 W7 S16 E7 S2 E5 S1 E8 N1 E5 N2 N6 E8 S3 E7 S5 E3 S1 E8 N1 E2 E23 N13 W22 N5 E3 N15 W15 N3 \$											
DCK=[YR=2017;ORIG=0,0] U3L3 D4L6 U19L6 D10L25 D9R6 S3 E15 S3 E19 N7 \$											
FGR=[YR=1993;ORIG=-23,37] S23 E21 N2 E2 N13 N8 W23 \$											
FUS=[YR=2017;ORIG=15,0] E19 S2 E4 S4 W4 S15 W3 S1 W9 N1 W4 N12 W3 N9 \$											
FSP=[YR=2017;ORIG=0,24] N17 W19 S12 W3 S5 E22 \$											
FGR=[YR=2017;ORIG=-76,35] S27 E13 N22 W2 N3 W4 N2 W7 \$											
UOP=[YR=1993;ORIG=0,45] E8 N11 W8 S11 \$											
DCK=[YR=2017;ORIG=-56,1] W4 U4L2 W6 S7 E12 N3 \$											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	RES	GOLF	100		RSF-1	0.00	0.00	1.00	LT

PRINTED 07/09/2026 BY SYS
