

LOT 44
IN OR 1890/1748
SEA MARSH VILLAGE 1 PB 4/11

STORY MARY ELIZABETH (1/2 INT)/IRREV TRUST F/B/O H
29 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0044-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 5																												
Exterior Wall	12	CEDAR 100	0500	11	4,591	116.7020	193.73	889,414	1975	1980	0	0	0	22.50	77.50	VALUATION SUMMARY																												
Roof Structur	08	IRREGULAR 100	1 SFR CUST 50% - 2017														Heated Area: 4011														HX Base Yr 2017													
Roof Cover	03	COMP SHNGL 100															VALUATION BY														STANDARD													
Interior Wall	05	DRYWALL 90															Tax Group: 5														Tax Dist:													
Interior Wall	08	DECORATIVE 10															BUILDING MARKET VALUE														689,296													
Interior Floo	12	HARDWOOD 50															TOTAL MARKET OB/XF VALUE														1,138													
Interior Floo	14	CARPET 50															TOTAL LAND VALUE - MARKET														700,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														1,390,434													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														428,815													
Bedrooms	4	100															ASSESSED VALUE														961,619													
Bathrooms	4	100															TOTAL EXEMPTION VALUE														56,411													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														905,208													
Stories	2.	2. 100	TOTAL JUST VALUE														1,390,434																											
Units	0	100	NCON VALUE														0																											
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE														1,389,480													
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	2,401	100	1993	2,401	360,488																																							
BAS	117	100	2007	117	17,566																																							
FGR	768	55	1993	422	63,359																																							
FOP	33	30	1993	10	1,501																																							
FOP	56	30	1993	17	2,552																																							
FST	84	55	1993	46	6,907																																							
FUS	375	100	1993	375	56,303																																							
FUS	1,118	100	1993	1,118	167,857																																							
PTO	81	5	1993	4	601																																							
UOP	182	20	1993	36	5,405																																							
TOTALS	5,439			4,591	689,296																																							
EXTRA FEATURES						29 SEA MARSH RD, FERNANDINA BEACH																																						
L N	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																											
2	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	32	640																												
3	0820	WOOD WALK	0	50	0	0	106.00	SF	11.75	11.75	100	1988	1988	3	40	498																												
TOTAL OB/XF 1,138																																												
LAND DESCRIPTION																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																											
1	000140	C	RES GOLF	50		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																																												