LOT 46
IN OR 1994/383
SEA MARSH VLG UNIT 1 PB 4/11

CABLE RICHARD C & ELIZABETH A
25 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0046-0000

BUILDING CHARACTERISTICS

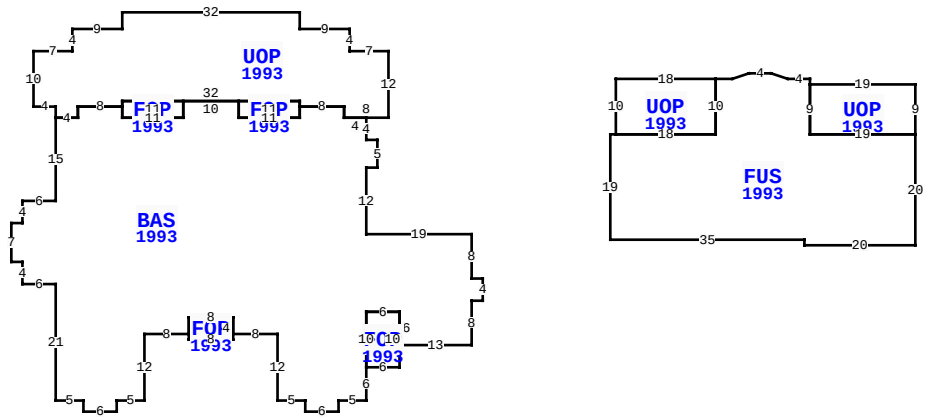
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	3,096	100	1993	3,096	469,275
FOP	32	30	1993	10	1,516
FOP	33	30	1993	10	1,516
FOP	33	30	1993	10	1,516
FOP	60	30	1993	18	2,728
FUS	1,242	100	1993	1,242	188,255
UOP	171	20	1993	34	5,154
UOP	180	20	1993	36	5,457
UOP	928	20	1993	186	28,193
TOTALS	5,775			4,642	703,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,642	117.8183	195.58	907,882	1980	1980	0	0	0	22.50	77.50

1 SFR CUST 100% - 2017 Heated Area: 4338 HX Base Yr 2017



25 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		703,609
TOTAL MARKET OB/XF VALUE		937
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,404,546
SOH/AGL Deduction		783,007
ASSESSED VALUE		621,539
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		520,128
TOTAL JUST VALUE		1,404,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,383,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217747	H/AC	0	11/01/2012
B23248	REMODEL	2,000	01/01/2010
8635	REPAIR/RRF	9,500	01/25/1993
MH3865	N/A	10,600	02/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0383	7/28/2015	WD	Q	I	02	750,000
GRANTOR: KANNAPELL N ALLAN & B						
GRANTEE: CABLE RICHARD C & E						
1317/0893	5/13/2005	WD	Q	I	01	100
GRANTOR: KANNAPELL N ALLAN & B						
GRANTEE: KANNAPELL N ALLEN &						

BUILDING NOTES

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	1980	1980	3	42	840	
4	1126	CB/STC 8"	0	100	6	7	42.00	SF	8.00	8.00	100	1980	1980	3	29	97	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-60,12] S15 W6 S4 W2 S7 E2 S4 E6 S21 E5 S2 E6 N2 E5 N12 E8 N3 E8 S3 E8 S12 E5 S2 E6 N2 E5 N6 N10 E6 S6 E13 N8 E2 N4 W2 N8 W19 N12 E2 N5 W2 N4 W4 N2 W8 S2 W11 N3 W10 S3 W11 N2 W8 S2 W4 $
UOP=[YR=1993;ORIG=0,0] W7 N4 W9 N3 W32 S3 W9 S4 W7 S10 E4 S2 E4 N2 E8 N1 E32 S1 E8 S2 E8 N12 $
FOP=[YR=1993;ORIG=-4,57] E6 N10 W6 S10 $
FOP=[YR=1993;ORIG=-16,10] N1 W11 S3 E11 N2 $
FOP=[YR=1993;ORIG=-37,9] W11 S3 E11 N3 $
FOP=[YR=1993;ORIG=-36,51] S1 E8 N4 W8 S3 $
FUS=[YR=1993;ORIG=40,15] E1 E18 N10 E3 U1R3 E4 D1R3 E4 S1 S9 E19 S20 W20 N1 W35 N19 $

LAND DESCRIPTION

TOTAL OB/XF 937

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