

LOT 47
IN OR 2009/199
SEA MARSH VILLAGE 1 PB 4/11

MCCULLY MARION R LVG TRUST/MCCULLY MARION R TRUSTE
40 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0047-0000



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 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

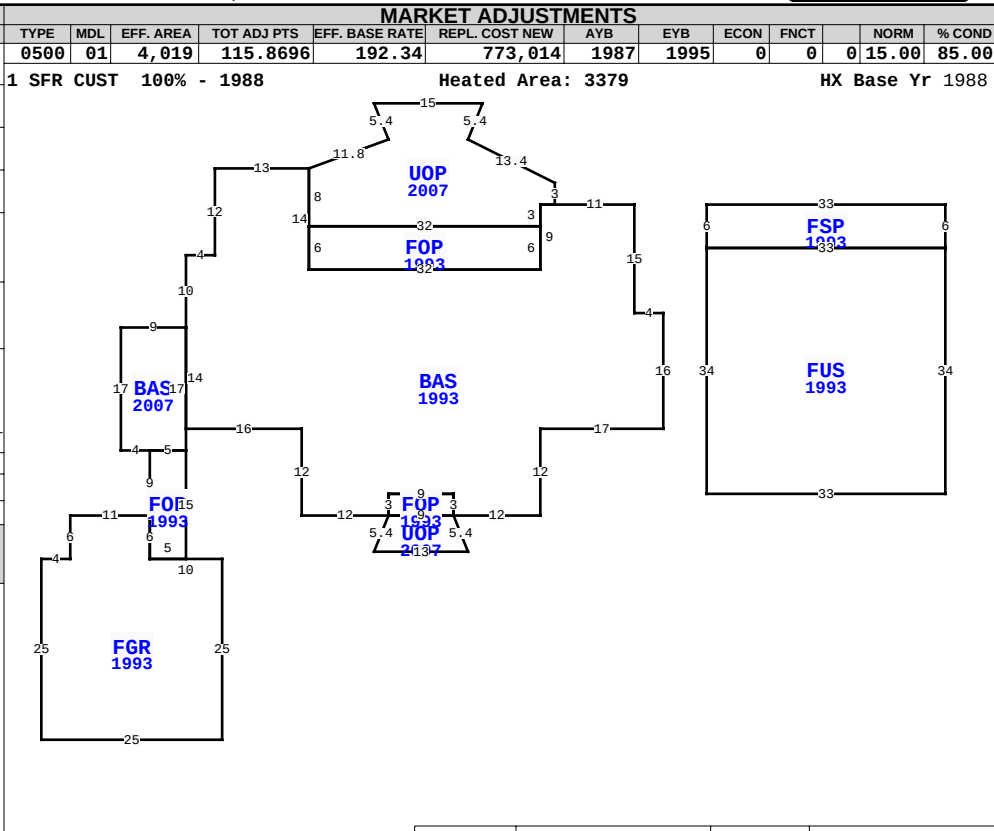
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100	1993	2,104	343,981
BAS	153	100	2007	153	25,014
FGR	691	55	1993	380	62,126
FOP	27	30	1993	8	1,308
FOP	75	30	1993	22	3,596
FOP	192	30	1993	58	9,483
FSP	198	40	1993	79	12,916
FUS	1,122	100	1993	1,122	183,434
UOP	55	20	2007	11	1,799
UOP	409	20	2007	82	13,406
TOTALS	5,026			4,019	657,062

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
3	1126	CB/STC 8"	0	100	0	0	308.00	SF	8.00	8.00	100	1987	1987	3	47	1,158	
5	0300	BOAT DCK W	0	100	0	0	980.00	SF	40.00	40.00	100	1995	1995	3	20	7,840	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C



40 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
308.00	SF	8.00	8.00	100	1987	1987	3	47	1,158	
980.00	SF	40.00	40.00	100	1995	1995	3	20	7,840	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE	657,062			
TOTAL MARKET OB/XF VALUE	10,158			
TOTAL LAND VALUE - MARKET	900,000			
TOTAL MARKET VALUE	1,567,220			
SOH/AGL Deduction	672,279			
ASSESSED VALUE	894,941			
TOTAL EXEMPTION VALUE	HX HB WX		56,411	
BASE TAXABLE VALUE	838,530			
TOTAL JUST VALUE	1,567,220			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,498,235			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17391	REMODEL	60,000	03/01/2006
R09060	REPAIR/RRF	1,500	03/01/2006
4656	NEW CONSTR	4,000	03/10/1992
7703	REPAIR/RRF	10,250	12/02/1991
2548	N/A	325,680	08/07/1986

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I
2009/0199	9/25/2015	SW	U	I
GRANTOR: MCCULLY MARION R				
GRANTEE: MARION R MCCULLY LI				
0693/0357	12/01/1993	QC	U	I
GRANTOR: MCCULLY JAMES C & MAR				
GRANTEE: MCCULLY JAMES G & M				

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=1993]	W11	UOP=[YR=2007]	N3	U6
R2	D4	L11	S8	FOP=[YR=1993]
S9	W32	N14	W13	S12
FOP=[YR=1993]	S9	FGR=[YR=1993]	W11	S6
\$S6	E5	N15	W5	\$ E5
L2	E13	U5	L2	FOP=[YR=1993]
N12	E17	N16	W4	N15
FUS=[YR=1993]	S34	W33	N34	E33