

LOT 52  
IN OR 2008/1992  
SEA MARSH VILLAGE #1 PB 4/11

EUSTACE ROYSTON KEITH & HELEN COOK  
30 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0052-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 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       | 3,134            | 100         | 1993 | 3,134        | 472,050              |
| BAS       | 273              | 100         | 2011 | 273          | 41,120               |
| FGR       | 576              | 55          | 1993 | 317          | 47,747               |
| UOP       | 126              | 20          | 1993 | 25           | 3,765                |
| UOP       | 221              | 20          | 1993 | 44           | 6,628                |
| UOP       | 709              | 20          | 1993 | 142          | 21,388               |

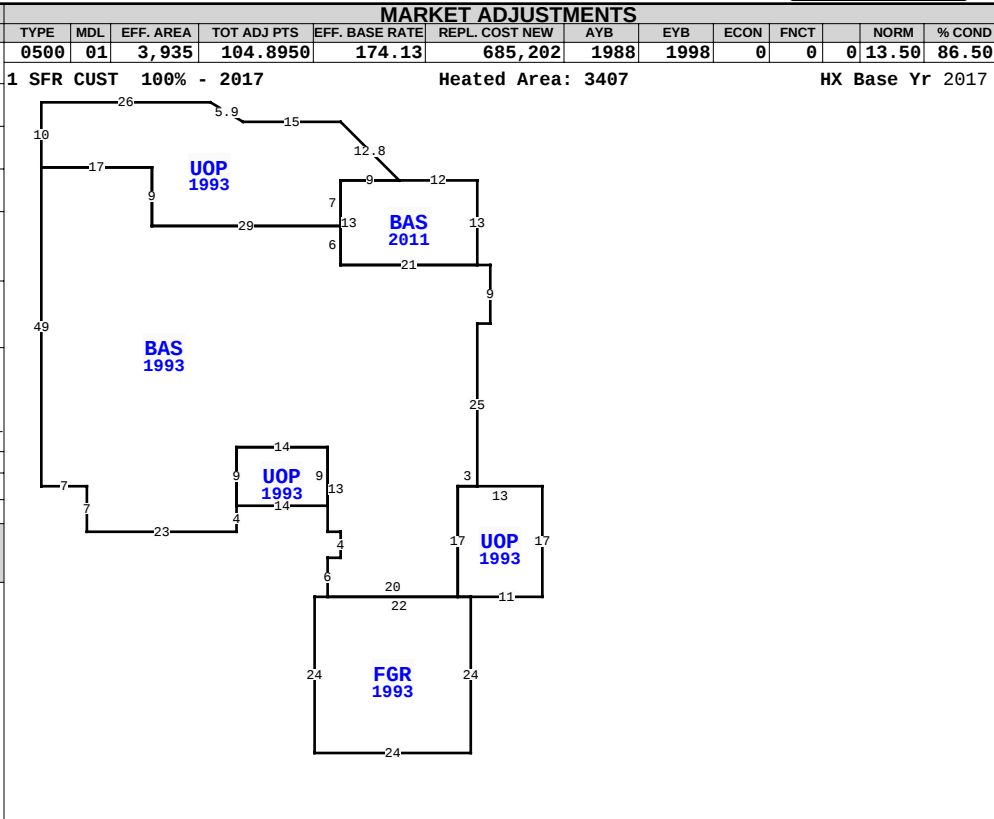
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,039 |  |  | 3,935 | 592,700 |
|--------|-------|--|--|-------|---------|

|                |  |  |  |  |  |
|----------------|--|--|--|--|--|
| EXTRA FEATURES |  |  |  |  |  |
|----------------|--|--|--|--|--|

| 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 |
|-----|------------|-------------|-----|-----|---|---|--------|----|-----------|----------------|-----------|---------|-------------|----|--------|-----------------|-------|
| 3   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00  | 2,000.00       | 100       | 1988    | 1988        | 3  | 60     | 1,200           |       |
| 4   | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00   | UT | 50,000.00 | 50,000.00      | 100       | 1989    | 1989        | 04 | 85     | 42,500          |       |
| 5   | 1124       | CB/STC 4"   | 0   | 100 | 0 | 0 | 186.00 | SF | 6.50      | 6.50           | 100       | 1988    | 1988        | 3  | 49.5   | 598             |       |

| 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                | 000131   | C   | RES CREEK            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 900,000.00 | 900,000.00     | 900,000    |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                                   |          |  |           |            |
|-----------------------------------|----------|--|-----------|------------|
| 30 SEA MARSH RD, FERNANDINA BEACH | BLD DATE |  | LGL DATE  |            |
|                                   | XF DATE  |  | LAND DATE | 05/04/2026 |
|                                   | INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 44,298      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| 5                         |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 5              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 592,700   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 44,298    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 900,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,536,998 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 431,879   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 1,105,119 |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 1,053,708 |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,536,998 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,441,517 |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1531520   | REMODEL     | 150,000 | 12/01/2015 |
| 4656       | NEW CONSTR  | 164,680 | 02/11/1988 |

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2008/1992                      | 10/07/2015 | TD           | Q      | I      | 02        | 940,000       |  |  |  |
| GRANTOR: HARMAN LOIS ANN LIVIN |            |              |        |        |           |               |  |  |  |
| GRANTEE: EUSTACE ROYSTON KEI   |            |              |        |        |           |               |  |  |  |
| 0716/0369                      | 10/17/1994 | WD           | Q      | I      | 01        | 100           |  |  |  |
| GRANTOR: HARMAN LOIS ANN       |            |              |        |        |           |               |  |  |  |
| GRANTEE: HARMAN LOIS & JOHN    |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W2 BAS=[YR=2011] N13 W12 UOP=[YR=1993] U9 L9 W15 U3 L5 W26 S10 E17 S9E29 N7 E9\$ W9 S13 E21\$ W21 N6 W29 N9W17 S49 E7 S7 E23 N4 UOP=[YR=1993] E14 N9 W14 S9\$ N9 E14 S13 E2 S4 W2 S6 FGR=[YR=1993] W2 S24 E24 N24 UOP=[YR=1993] E11 N17 W13 S17 E2\$ W22\$ E20 N17 E3 N25 E2 N9\$. |  |  |  |  |  |  |  |  |  |