



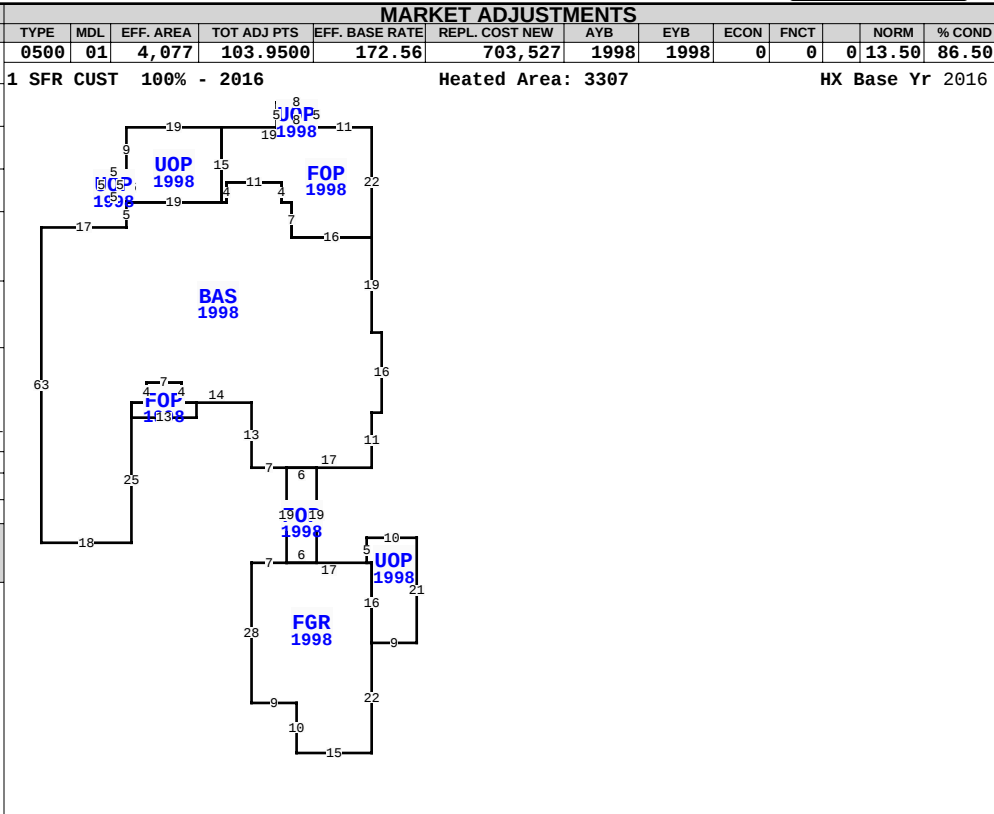
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
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	3,307	100	1998	3,307	493,617
FGR	822	55	1998	452	67,467
FOP	67	30	1998	20	2,985
FOP	114	30	1998	34	5,075
FOP	518	30	1998	155	23,136
UOP	25	20	1998	5	746
UOP	40	20	1998	8	1,194
UOP	194	20	1998	39	5,821
UOP	285	20	1998	57	8,508

TOTALS	5,372			4,077	608,551
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
5	1126	CB/STC 8"	0	100	0	0		118.00	8.00



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

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	2,000.00	100	1998	1998	3	79	1,580	
5	1126	CB/STC 8"	0	100	0	0		118.00	8.00	100	1998	1998	3	72	680	

LAND DESCRIPTION										TOTAL OB/XF										2,260	
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	LA VA				
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	900,000.00				
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 900,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 5		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										608,551		
TOTAL LAND VALUE - MARKET										900,000		
TOTAL MARKET VALUE										1,510,811		
SOH/AGL Deduction										400,022		
ASSESSED VALUE										1,110,789		
TOTAL EXEMPTION VALUE										HX HB WX 56,411		
BASE TAXABLE VALUE										1,054,378		
TOTAL JUST VALUE										1,510,811		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,455,011		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2513/0686	9/23/2021	WD	U	I	11	100	
GRANTOR: MESTRE MARIA M							
GRANTEE: MESTRE MARIA M TRUS							
1991/0290	7/10/2015	WD	Q	I	01	1,200,000	
GRANTOR: MERMANN WILLIAM L & C							
GRANTEE: MESTRE MARIA M							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1998] W11 UOP=[YR=1998] N5 W8 S5 E8 \$ W19									
UOP=[YR=1998] W19 S9 UOP=[YR=1998] W5 S5 E5 N5 \$ S6 E19 N15									
\$ S15 BAS=[YR=1998] W19 S5 W17 S63 E18 N25 FOP=[YR=1998]									
E13 N3 W3 N4 W7 S4 W3 S3 \$ N3 E3 N4 E7 S4 E14 S13 E7									
FOP=[YR=1998] S19 FGR=[YR=1998] W7 S28 E9 S10 E15 N22									
UOP=[YR=1998] E9 N21 W10 S5 E1 S16 \$ N16 W17 \$ E6 N19 W6 \$									
E17 N11 E2 N16 W2 N19 W16 N7 W2 N4 W11 S4 W1 \$ E1 N4 E11 S4									
E2 S7 E16 N22 \$.									