



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 60			
Interior Floo	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		4 100			
Bathrooms		4.5 100			
Frame		02			
Stories		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	2,034	100	1993	2,034	339,741
FEP	247	80	1993	198	33,072
FGR	490	55	1993	270	45,098
FOP	180	30	1993	54	9,020
FUS	1,532	100	1993	1,532	255,892
FUS	72	100	2025	72	12,026
FUS	72	100	2025	72	12,026
UOP	80	20	1993	16	2,672
UOP	82	20	1993	16	2,672
TOTALS	4,789			4,264	712,220

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,264	111.8040	185.59	791,356	1987	2005	0	0	0 10.00	90.00
1 SFR CUST 0% - 0 Heated Area: 3710 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/04/2026 MLU											

16 SEA MARSH RD, FERNANDINA BEACH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	1242	WD DECK A	0	0	0	0	600.00	SF	10.00	10.00	100
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
5	1125	CB/STC 6"	0	0	0	0	16.00	SF	7.35	7.35	100
TOTAL OB/XF 2,415											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 2,415											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-19,9] W28 S4 W13 S34 E7 S4 E15 N15 E6 E12 S12 E20 N35 W19 N4 \$ FUS=[YR=1993;ORIG=10,0] E13 S6 E26 N14 E20 S35 W20 N12 W17 S2 W3 S2 S18 S9 W13 N9 N18 N5 W6 N14 \$ FGR=[YR=1993;ORIG=-60,47] S25 E22 N21 W15 N4 W7 \$ FEP=[YR=1993;ORIG=0,0] W19 S9 S4 E19 N13 \$ FOP=[YR=1993;ORIG=49,-8] N9 E20 S9 W20 \$ UOP=[YR=1993;ORIG=-32,36] S11 W1 S2 E8 N2 W1 N11 W6 \$ UOP=[YR=1993;ORIG=49,-17] N4 E20 S4 W20 \$ PTR=[ORIG=0,0] E10 W10 \$ FUS=[YR=2025;ORIG=29,19] E4 S18 W4 N18 \$ FUS=[YR=2025;ORIG=12,19] E4 S18 W4 N18 \$											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		712,220	
TOTAL MARKET OB/XF VALUE		2,415	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		1,614,635	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,614,635	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,614,635	
TOTAL JUST VALUE		1,614,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,537,653	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002187	SFR REPLACING EXI	25,000	03/02/2026
B240003861	RAISING ROOF ON 2	125,460	04/04/2024
E1225283	REMODEL	0	08/01/2012
B26126	REMODEL	40,000	06/01/2012
00169	REMODEL	5,000	05/18/1993
6376	REMODEL	12,670	03/27/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2797/176	5/28/2025	QC	U	I	11
GRANTOR: HUMPHREY MICHAEL E &					
GRANTEE: HUMPHREY MICHAEL EU					
2368/1303	6/15/2020	WD	Q	I	01
GRANTOR: N B MURPHY LLC					
GRANTEE: HUMPHREY MICHAEL E					

BUILDING NOTES											
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