



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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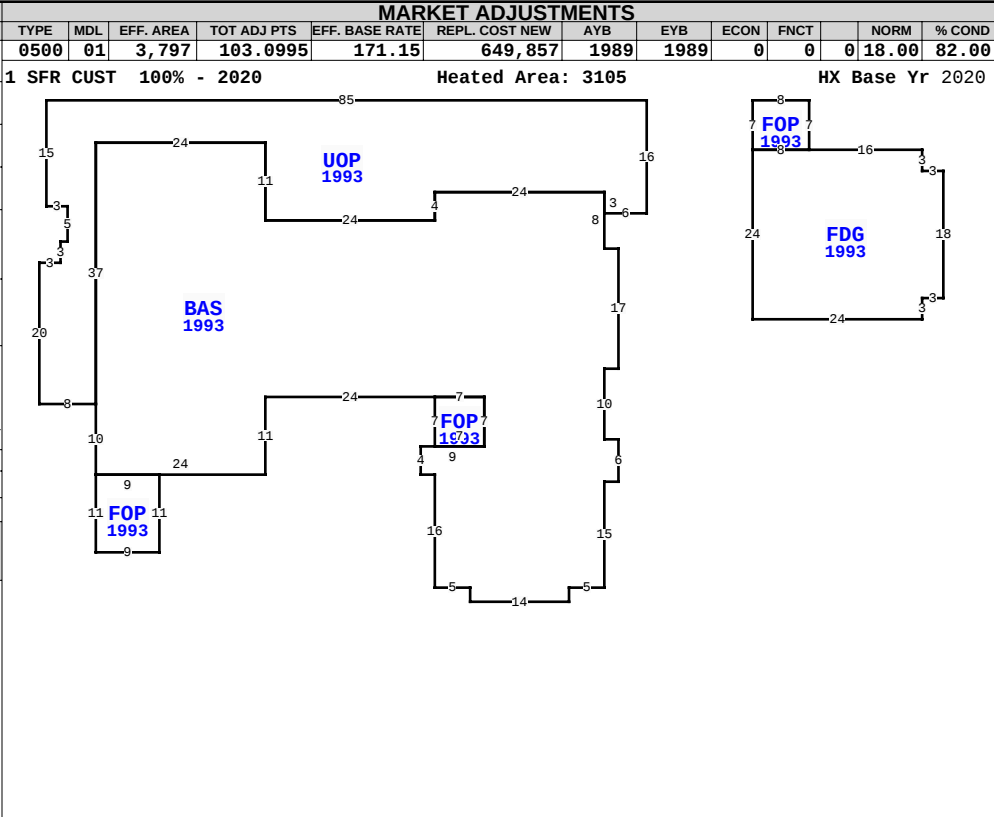
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,105	100	1993	3,105	435,765
FDG	630	60	1993	378	53,050
FOP	49	30	1993	15	2,105
FOP	56	30	1993	17	2,386
FOP	99	30	1993	30	4,211
UOP	1,260	20	1993	252	35,367

TOTALS	5,199			3,797	532,883
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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	1.00	UT	2,000.00	2,000.00
4	1125	CB/STC 6"	0	100	30	180.00	SF	7.35	7.35
5	1126	CB/STC 8"	0	100	88	704.00	SF	8.00	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00



9 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	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	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
4	1125	CB/STC 6"	0	100	30	180.00	SF	7.35	7.35	100	1989	1989	3	52	688	
5	1126	CB/STC 8"	0	100	88	704.00	SF	8.00	8.00	100	1989	1989	3	52	2,929	

TOTAL OB/XF										4,857						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	700,000.00	700,000.00	700,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 5										Tax Dist:		
BUILDING MARKET VALUE										532,883		
TOTAL MARKET OB/XF VALUE										4,857		
TOTAL LAND VALUE - MARKET										700,000		
TOTAL MARKET VALUE										1,237,740		
SOH/AGL Deduction										585,307		
ASSESSED VALUE										652,433		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										601,022		
TOTAL JUST VALUE										1,237,740		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,224,825		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213067	ROOF	8,000	08/01/2012
B9805599	REMODEL	35,000	12/01/1998
2939	H/AC	7,000	03/10/1989
3339	OTHER	0	12/21/1988
5394	XFOB	6,840	12/21/1988
3323	NEW CONSTR	17,500	12/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2288/0188	7/08/2019	WD	Q	I	01	680,000	
GRANTOR: GOODELL WILLIAM J ET							
GRANTEE: LIEB STEPHEN J & DO							
2013/0575	10/28/2015	WD	U	I	11	100	
GRANTOR: EXEMPT FAMILY TRUST							
GRANTEE: GOODELL WILLIAM J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W85 S15 E3 S5 W1 S3 W3 S20 E8 BAS=[YR=1993] S10 FOP=[YR=1993] S11 E9 N11 W9 \$ E24 N11 E24 FOP=[YR=1993] S7 E7 N7 W7 \$ E7 S7 W9 S4 E2 S16 E5 S2 E14 N2 E5 N15 E2 N6 W2 N10 E2 N17 W2 N8 W24 S4 W24 N11 W24 S37 \$ N37 E24 S11 E24 N4 E24 S3 E6 N16 \$ PTR= E15 FOP=[YR=1993] E8 S7 FDG=[YR=1993] E16 S3 E3 S18 W3 S3 W24 N24 E8 \$ W8 N7 \$ W15 \$.									