

LOT 72  
SEA MARSH VILLAGE UNIT 1A  
PB 4/38

VILLA MARC R & MARGARET W  
59 SEA MARSH ROAD  
FERNANDINA BEACH, FL 32034

2026

01-6N-29-191A-0072-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                                          |                  |                      | MARKET ADJUSTMENTS                |                |                |             |                |           |          |             |         |               |                       |                           |                             |           | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------------------------------------|------------------|----------------------|-----------------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|---------------|-----------------------|---------------------------|-----------------------------|-----------|------------------------|------|-----|----|--------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                                                     | MDL              | EFF. AREA            | TOT ADJ PTS                       | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 5 |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 16               | WD FR STUC 100 | 0500                                                     | 01               | 2,984                | 106.9720                          | 177.57         | 529,869        | 1991        | 1991           | 0         | 0        | 0           | 17.00   | 83.00         | VALUATION BY STANDARD |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SFR CUST 100% - 2021 Heated Area: 2574 HX Base Yr 2021 |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | VALUATION SUMMARY         |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | Tax Group: 5              |                             | Tax Dist: |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | BUILDING MARKET VALUE     |                             | 439,791   |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 60   |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | TOTAL MARKET OB/XF VALUE  |                             | 5,088     |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 40      |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | TOTAL LAND VALUE - MARKET |                             | 700,000   |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | TOTAL MARKET VALUE        |                             | 1,144,879 |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | SOH/AGL Deduction         |                             | 433,291   |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 3                | 100            |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | ASSESSED VALUE            |                             | 711,588   |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 100            |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | TOTAL EXEMPTION VALUE     |                             | 56,411    |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | BASE TAXABLE VALUE        |                             | 655,177   |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100         |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       | TOTAL JUST VALUE          |                             | 1,144,879 |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100            | NCON VALUE                                               |                  | 0                    |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       | INCOME VALUE                                             |                  | 0                    |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |                | PREVIOUS YEAR MKT VALUE                                  |                  | 1,149,524            |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  |                | 03                                                       | Quality Level 03 |                      |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 2,230            | 100            | 1993                                                     | 2,230            | 328,664              |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 344              | 100            | 1997                                                     | 344              | 50,700               |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 682              | 55             | 1993                                                     | 375              | 55,269               |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 54               | 30             | 1993                                                     | 16               | 2,358                |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                          | 35               | 55             | 1993                                                     | 19               | 2,800                |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       | 3,345            |                |                                                          | 2,984            | 439,791              |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                                                          |                  |                      | 59 SEA MARSH RD, FERNANDINA BEACH |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| 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                                 | 2.00           | UT             | 2,000.00    | 2,000.00       | 100       | 1991     | 1991        | 3       | 66            | 2,640                 |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 1124             | CB/STC 4"      | 0                                                        | 100              | 19                   | 5                                 | 95.00          | SF             | 6.50        | 6.50           | 100       | 1991     | 1991        | 3       | 57            | 352                   |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 1243             | WD DECK F      | 0                                                        | 100              | 0                    | 0                                 | 524.00         | SF             | 8.00        | 8.00           | 100       | 2013     | 2013        | 3       | 50            | 2,096                 |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| 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                | OTHER ADJUSTMENTS AND NOTES | YEAR      | DENSITY                | DECL | FRZ | YR | CONSRV |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 000140           | C              | RES GOLF                                                 | 100              |                      | RSF-1                             | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 700,000.00    | 700,000.00            | 700,000                   |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS |                  |                |                                                          |                  |                      |                                   |                |                |             |                |           |          |             |         |               |                       |                           |                             |           |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |