LOT 78
SEA MARSH VILLAGE 1 PB 4/38

ST JEAN RICHARD A JR REVOCABLE TRUST AGREEMENT/ST
150 SEAPORT BLVD UNIT 5C
BOSTON, MA 02210

2026

01-6N-29-191A-0078-0000

BUILDING CHARACTERISTICS

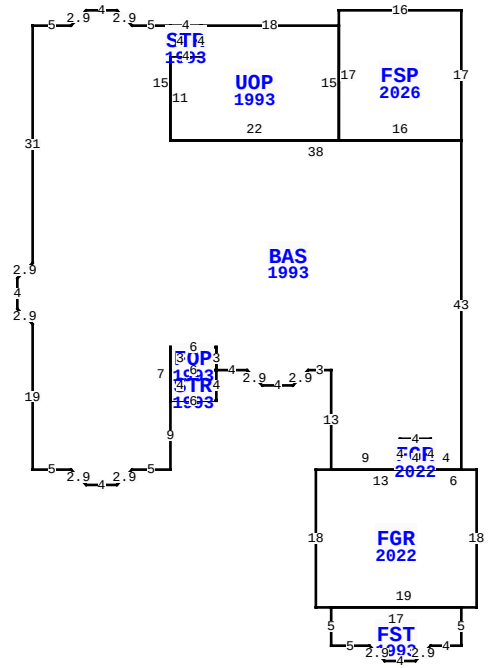
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,419	100	1993	2,419	595,937
FGR	16	55	2022	9	2,217
FGR	378	55	2022	208	51,242
FOP	18	30	1993	5	1,232
FSP	272	40	2026	109	26,853
FST	97	55	1993	53	13,057
STR	16	10	1993	2	493
STR	24	10	1993	2	493
UOP	314	20	1993	63	15,521
TOTALS	3,554			2,870	707,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,870	159.5782	264.90	760,263	1981	2010	0	0	0	7.00	93.00

1 SFR CUST 0% - 2025 Heated Area: 2419 HX Base Yr



47 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	707,045
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,410,285
SOH/AGL Deduction	0
ASSESSED VALUE	1,410,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,410,285
TOTAL JUST VALUE	1,410,285
NCON VALUE	546
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,391,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012960	SCRN ENCL T 1095	35,510	11/18/2024
22005453	REMODEL	45,000	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/368	6/11/2024	WD	Q	I	01	1,850,000
GRANTOR: SELTON ROBERT W III &						
GRANTEE: ST JEAN RICHARD A J						
2470/0915	6/15/2021	WD	Q	I	01	868,000
GRANTOR: WACHHOLZ BECKY BAKER						
GRANTEE: SELTON ROBERT W III						

BUILDING NOTES

EXTRA FEATURES

LN	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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	3,240	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-38,0] W5 U2L2 W4 D2L2 W5 S31 D2L2 S4 D2R2 S19 E5 D2R2 E4 U2R2 E5 N9 N7 E6 S3 E4 D2R2 E4 U2R2 E3 S13 E9 N4 E4 S4 E4 N43 W38 N15 $
UOP=[YR=1993;ORIG=-16,0] W18 S4 W4 S11 E22 N15 $
FGR=[YR=2022;ORIG=-17,58] W2 S18 E2 E19 N18 W6 W13 $
FST=[YR=1993;ORIG=-17,76] S5 E5 D2R2 E4 U2R2 E4 N5 W17 $
STR=[YR=1993;ORIG=-38,49] E6 N4 W6 S4 $
FOP=[YR=1993;ORIG=-32,45] N3 W6 S3 E6 $
STR=[YR=1993;ORIG=-34,0] W4 S4 E4 N4 $
FGR=[YR=2022;ORIG=-4,58] W4 N4 E4 S4 $
FSP=[YR=2026;ORIG=0,15] N17 W16 S17 E16 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,240

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		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