

LOT 81
SEA MARSH VILLAGE UNIT 1A
PB 4/38

BIGOSINSKI JACEK & HANNA
41 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-191A-0081-0000



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 80
Interior Floor	08	DECORATIVE 20
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 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	2,665	100	1993	2,665	380,764
FGR	631	55	1993	347	49,578
FOP	70	30	1993	21	3,000
FST	114	55	1993	63	9,002
FUS	669	100	1993	669	95,584
UOP	1,716	20	1993	343	49,007

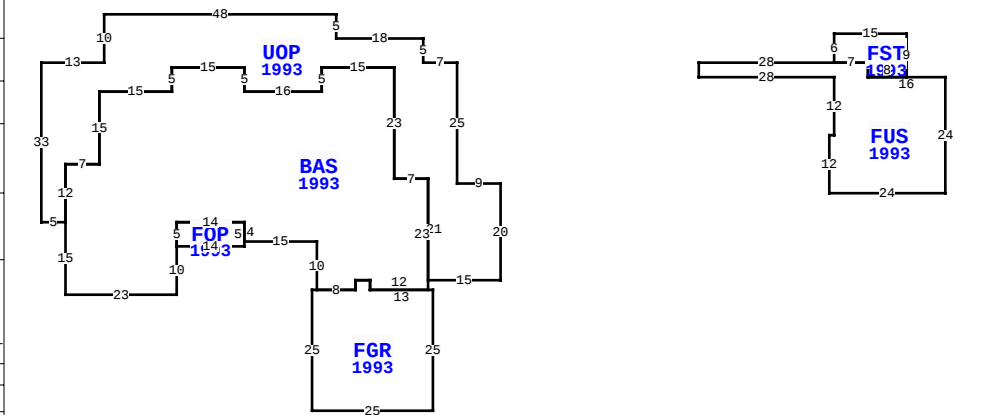
TOTALS	5,865			4,108	586,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	1242	WD DECK A	0	100	0	0	56.00	SF	10.00

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

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,108	106.2600	176.39	724,610	1987	1987	0	0	19.00	81.00
1 SFR CUST 100% - 2022 Heated Area: 3334 HX Base Yr 2022											



41 SEA MARSH RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
1,272											

TOTAL OB/XF											
1,272											

Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		586,934	
TOTAL MARKET OB/XF VALUE		1,272	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,288,206	
SOH/AGL Deduction		289,623	
ASSESSED VALUE		998,583	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		947,172	
TOTAL JUST VALUE		1,288,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,281,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22185	REMODEL	102,000	01/01/2009
B950400	REPAIR/RRF	4,800	10/01/1995
B874198	NEW CONSTR	219,264	06/24/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2438/0104	2/26/2021	WD Q	Q	I	01
GRANTOR: SHEPPARD DAVID R & CA					
GRANTEE: BIGOSINSKI JACEK &					
1597/0406	12/15/2008	WD Q	Q	I	
GRANTOR: LACKEY DOROTHY D & AN					
GRANTEE: SHEPPARD DAVID R &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UOP=[YR=1993] W7 N5 W18 N5 W48 S10 W13 S33 E5 BAS=[YR=1993] S15 E23 N10 FOP=[YR=1993] E14 N5 W14 S5\$ N5 E14 S4 E15 S10 FGR=[YR=1993] W1 S25 E25 N25 W13 N2 W3 S2 W8\$ E8 N2 E3 S2 E12 N23 W7 N23 W15 S5 W16 N5 W15 S5 W15 S15 W7 S12\$ N12 E7 N15 E15 N5 E15 S5 E16 N5 E15 S23 E7 S21 E15 N20 W9 N25\$ PTR=E50 FUS=[YR=1993] E28 FST=[YR=1993] N6 E15 S9 W8 N3 W7\$ E7 S3 E16 S24 W24 N12 E1 N12 W28 N3\$ W50\$.					

TOTAL OB/XF											
1,272											

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