LOT 63
LONG POINT #1 PB 5/85-89

NESBITT HARRIET G FAMILY TRUST/NESBITT THOMAS R JR
12 SALT MARCH DRIVE
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

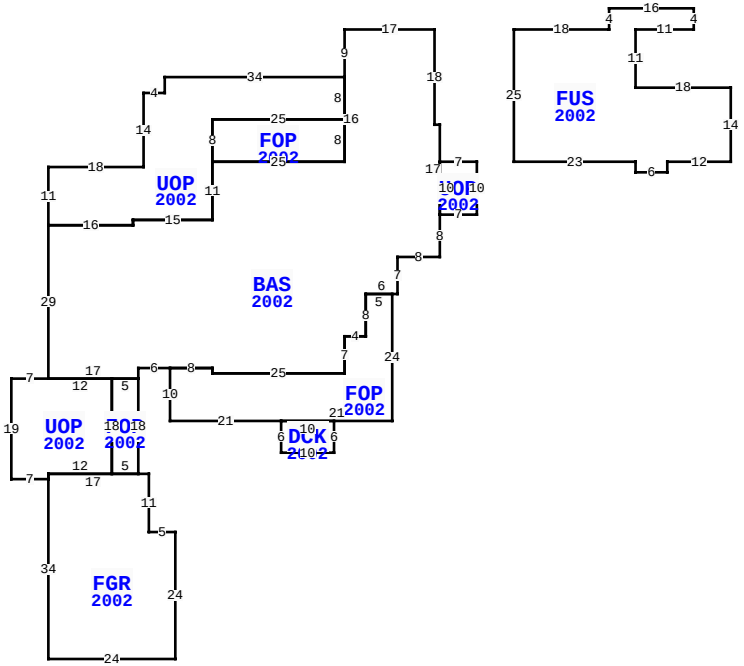
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2002	2,744	587,998
DCK	60	10	2002	6	1,285
FGR	785	55	2002	432	92,571
FOP	90	30	2002	27	5,785
FOP	200	30	2002	60	12,857
FOP	489	30	2002	147	31,500
FUS	903	100	2002	903	193,499
UOP	70	20	2002	14	3,000
UOP	349	20	2002	70	15,000
UOP	735	20	2002	147	31,500
TOTALS	6,425			4,550	974,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,550	145.6152	241.72	1,099,826	2002	2002	0	0	0	11.35	88.65

1 SFR CUST 100% - 2004 Heated Area: 3647 HX Base Yr 2004



12 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		974,996
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,778,356
SOH/AGL Deduction		701,664
ASSESSED VALUE		1,076,692
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		1,020,281
TOTAL JUST VALUE		1,778,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,755,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109041	NEW CONSTR	286,395	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0066	2/25/2020	TD	U	I	11	100
GRANTOR: NESBITT HARRIET G LIV						
GRANTEE: NESBITT HARRIET G F						
1228/0835	5/06/2004	WD	Q	I	01	100
GRANTOR: NESBITT THOMAS JR & H						
GRANTEE: NESBITT HARRIET G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 S9 UOP=[YR=2002] W34 S3 W4 S14 W18 S11 E16 N1 E15 N11 FOP=[YR=2002] E25 N8 W25 S8 $ N8 E25 N8 $ S16 W25 S11 W15 S1 W16 S29 UOP=[YR=2002] W7 S19 E7 FGR=[YR=2002] S34 E24 N24 W5 N11 W2 FOP=[YR=2002] N18 W5 S18 E5 $ W17 S1 $ N1 E12 N18 W12 $ E17 N2 E6 FOP=[YR=2002] S10 E21 DCK=[YR=2002] S6 E10 N6 W10 $ E21 N24 W5 S8 W4 S7 W25 N1 W8 $ E8 S1 E25 N7 E4 N8 E6 N7 E8 N8 UOP=[YR=2002] E7 N10 W7 S10 $ N17 W1 N18 $ PTR= E15 FUS=[YR=2002] E18 N4 E16 S4 W11 S11 E18 S14 W12 S2 W6 N2 W23 N25 $ W15 $.

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	100	0	0	2.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS