LOT 68
IN OR 2135/1225
LONG POINT #1 PB 5/85-89

NELSON RONALD DECLAR OF TRUST
22 SALT MARSH DRIVE, AMELIA ISLAND PLANTATION
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

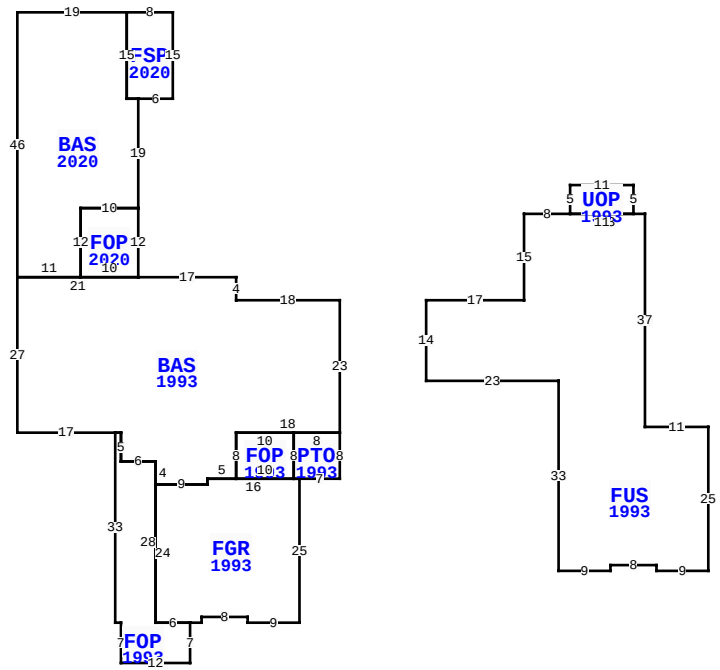
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	1,591	100	1993	1,591	280,087
BAS	816	100	2020	816	143,652
FGR	608	55	1993	334	58,799
FOP	80	30	1993	24	4,225
FOP	285	30	1993	86	15,140
FOP	120	30	2020	36	6,338
FSP	120	40	2020	48	8,450
FUS	1,609	100	1993	1,609	283,256
PTO	64	5	1993	3	529
UOP	55	20	1993	11	1,937
TOTALS	5,348			4,558	802,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,558	122.6016	203.52	927,644	1990	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 0 Heated Area: 4016 HX Base Yr 1991



22 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		802,412
TOTAL MARKET OB/XF VALUE		3,315
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		1,655,727
SOH/AGL Deduction		897,967
ASSESSED VALUE		757,760
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		701,349
TOTAL JUST VALUE		1,655,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,626,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006728	ADDNT	112,178	06/24/2019
19003142	ABOVE GROUND	0	03/29/2019
6148	NEW CONSTR	186,100	12/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/1225	7/06/2017	QC	U	I	11	100
GRANTOR: NELSON RONALD						
GRANTEE: TRUST DECLARATION O						
0546/0424	6/24/1988	WD	Q	V		140,200
GRANTOR: AMELIA ISLAND CO						
GRANTEE: NELSON RONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 W17FOP=[YR=2020] N12 BAS=[YR=2020] N19 FSP=[YR=2020] E6 N15 W8 S15 E2$ W2 N15 W19 S46 E11 N12 E10 $ W10 S12 E10 $ W21 S27 E17 FOP=[YR=1993] S33 E1 S7 E12 N7 FGR=[YR=1993] E2 N1 E8 S1 E9 N25 PTO=[YR=1993] E7 N8 W8 FOP=[YR=1993] W10 S8 E10 N8 $ S8 E1 $ W16 S1 W9 S24 E6 $ W6 N28 W6 N5 W1 $ E1 S5 E6 S4 E9 N1 E5 N8 E18 N23 $ PTR= E15 FUS=[YR=1993] E17 N15 E8 UOP=[YR=1993] N5 E11 S5 W11 $ E13 S37 E11 S25 W9 N1 W8 S1 W9 N33 W23 N14 $ 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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
4	1242	WD DECK A	0	100	0	0	738.00	SF	10.00	10.00	100	1990	1990	3	20	1,476	
5	1125	CB/STC 6"	0	100	15	6	90.00	SF	7.35	7.35	100	1990	1990	3	54.5	361	
6	1124	CB/STC 4"	0	100	14	4	56.00	SF	6.50	6.50	100	1990	1990	3	54.5	198	

LAND DESCRIPTION

TOTAL OB/XF 3,315

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	850,000.00	850,000.00	850,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/09/2026 BY SYS