LOT 79
IN OR 2157/1387
LONG POINT #1 PB 5/85-89

GIULIANO FRANK &/FRIED MITCHELL
31 SALT MARSH DR
FERNANDINA BEACH, FL 32034

**2026**

**03-6N-29-00LP-0079-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

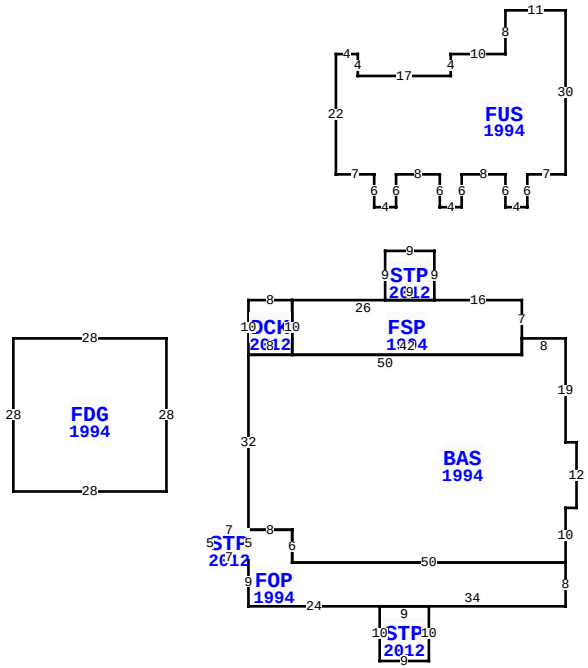
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,204 | 100 | 1994 | 2,204 | 427,912 |
| DCK | 80 | 10 | 2012 | 8 | 1,553 |
| FDG | 784 | 60 | 1994 | 470 | 91,252 |
| FOP | 512 | 30 | 1994 | 154 | 29,899 |
| FSP | 420 | 40 | 1994 | 168 | 32,617 |
| FUS | 1,016 | 100 | 1994 | 1,016 | 197,259 |
| STP | 35 | 10 | 2012 | 4 | 777 |
| STP | 81 | 10 | 2012 | 8 | 1,553 |
| STP | 90 | 10 | 2012 | 9 | 1,747 |
| TOTALS | 5,222 | | | 4,041 | 784,570 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,041 | 130.6800 | 216.93 | 876,614 | 1994 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SFR CUST 100% - 2023 Heated Area: 3220 HX Base Yr 2023




31 SALT MARSH DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/23/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 784,570 |
| TOTAL MARKET OB/XF VALUE | | 3,326 |
| TOTAL LAND VALUE - MARKET | | 565,000 |
| TOTAL MARKET VALUE | | 1,352,896 |
| SOH/AGL Deduction | | 98,997 |
| ASSESSED VALUE | | 1,253,899 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,202,488 |
| TOTAL JUST VALUE | | 1,352,896 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,317,276 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1217678 | H/AC | 0 | 10/01/2012 |
| B1226185 | INT REMODEL | 8,000 | 07/01/2012 |
| B0490 | NEW CONSTR | 131,318 | 09/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2157/1387 | 11/14/2017 | WD | Q | I | 01 | 759,000 |
| GRANTOR: CHESTER ROBIN GOWER 2 | | | | | | |
| GRANTEE: GIULIANO FRANK & MI | | | | | | |
| 1832/0455 | 12/27/2012 | WD | U | I | 30 | 100 |
| GRANTOR: GOWER WILLIAM H | | | | | | |
| GRANTEE: GOWER GAYLE B CO-TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W8 FSP=[YR=1994] N7 W16 STP=[YR=2012] N9 W9 S9 E9$ W26 DCK=[YR=2012] W8 S10 E8 N10$ S10 E42 N3$ S3 W50 S32 STP=[YR=2012] W7 S5 E7 FOP=[YR=1994] S9 E24 STP=[YR=2012] S10 E9 N10 W9$ E34 N8 W50 N6 W8 S5 $ N5$ E8 S6 E50 N10 E2 N12 W2 N19 $ PTR= W73 FDG=[YR=1994] W28 S28 E28 N28 $ E73 $ PTR= N30 FUS=[YR=1994] N30 W11S8 W10 S4 W17 N4 W4 S22 E7 S6 E4 N6 E8 S6 E4 N6 E8 S6 E4 N6 E7 $ S30 $ .

## 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 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1994 | 1994 | 3 | 72 | 1,440 | |
| 4 | 1075 | TRELLIS G | 0 | 100 | 22 | 5 | 110.00 | SF | 35.00 | 35.00 | 100 | 1994 | 1994 | 3 | 20 | 770 | |
| 9 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 218.00 | SF | 8.00 | 8.00 | 100 | 1994 | 1994 | 3 | 64 | 1,116 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,326

| 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 | 000100 | C | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 565,000.00 | 565,000.00 | 565,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 565,000 Market: 0 Agricultural: 0 Common: 565,000 PRINTED 07/09/2026 BY SYS