VILLA UNIT 3034
IN OR 2188/352
CLUB VILLAS

ROESGEN JOHN E & SUSAN N
128 FOREST DR
ORCHARD PARK, NY 14127

2023

01-6N-29-V040-3034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Location	END	END 100
View	WOOD	WOOD 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8304000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1748 HX Base Yr

3034 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	481,650
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	481,650
SOH/AGL Deduction	93,300
ASSESSED VALUE	388,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,350
TOTAL JUST VALUE	481,650
NCON VALUE	43,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013502	ADDITION	50,827	10/04/2021
B22719	XFOB	25,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/0352	4/03/2018	WD	Q	I	01	305,000
GRANTOR: COASTAL LANDSCAPE & D						
GRANTEE: ROESGEN JOHN E & SU						
2069/0700	8/31/2016	WD	Q	I	01	278,000
GRANTOR: NOWLIN LARRY A JR						
GRANTEE: COASTAL LANDSCAPE &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS