VILLA UNIT 3054
CLUB VILLAS

TERRY DIANE E &/FASCIANI ARTHUR J
3054 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V040-3054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Location	END	END 100
View	GC/MARSH	GC/MARSH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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 – 100% - 2023 SQFT=1748 HX Base Yr 2023

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

3054 SEA MARSH RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		507,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		507,000
SOH/AGL Deduction		0
ASSESSED VALUE		507,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		457,000
TOTAL JUST VALUE		507,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005985	ADDITION	19,587	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1614	12/13/2019	WD	Q	I	01	325,000
GRANTOR: HARRIS PAUL D & SARAH						
GRANTEE: TERRY DIANE E & ART						
0903/1236	10/14/1999	WD	U	I	12	175,000
GRANTOR: CALLAN JOHN P & VICKI						
GRANTEE: HARRIS PAUL D & SAR						

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