VILLA UNIT 3059
IN OR 1951/548
CLUB VILLAS

BORAKOVE FRED S & TERRI J
4858 OCEAN FOREST LN
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V040-3059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Location	INTERIOR	INTERIOR 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		3 100
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=1505 HX Base Yr

3059 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	420,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	420,000
SOH/AGL Deduction	122,055
ASSESSED VALUE	297,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,945
TOTAL JUST VALUE	420,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6529	CHNGE SRVC	0	04/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1951/0548	12/05/2014	WD	Q	I	01	150,000
GRANTOR: PARADISE RAYMOND J &						
GRANTEE: BORAKOVE FRED S & T						
0732/1557	6/29/1995	WD	Q	I		80,000
GRANTOR: HANSON DAVID SCOTT JR						
GRANTEE: PARADISE RAYMOND J						

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