VILLA UNIT 3408
FIDDLERS BEND VILLAS

MASSIE ELIZABETH H
2352 OBERON WALK SE
SMYRNA, GA 30080

2023

01-6N-29-V070-3408-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony	FOP/FSP	FOP/FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		3 100
Oth Rooms		4 100
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
8307000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1640 HX Base Yr

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

3408 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	504,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	504,000
SOH/AGL Deduction	42,000
ASSESSED VALUE	462,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,000
TOTAL JUST VALUE	504,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22108	REMODEL	2,350	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1539	3/30/2021	WD	Q	I	01	425,000
GRANTOR: LEWIS JOHN H & KATHRY						
GRANTEE: MASSIE ELIZABETH H						
2144/0160	8/30/2017	DG	U	I	30	152,900
GRANTOR: LEWIS JOHN H						
GRANTEE: LEWIS JOHN H & KATH						

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