VILLA UNIT 3411
FIDDLERS BEND VILLAS

PERFORMANCE ADVISORS LLC
3435 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V070-3411-0000

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 – 100% - 2022 SQFT=1640 HX Base Yr 2022

3411 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		504,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		504,000
SOH/AGL Deduction		71,400
ASSESSED VALUE		432,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,600
TOTAL JUST VALUE		504,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704339	ADDITION	22,600	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2653/1460	7/12/2023	WD	Q	I	01	575,000
GRANTOR: CHITTICK JANE R REV T						
GRANTEE: PERFORMANCE ADVISOR						
2466/0290	5/28/2021	WD	Q	I	01	505,000
GRANTOR: MOSS CAMERON M & MELI						
GRANTEE: CHITTICK JANE R REV						

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