VILLA UNIT 3412
IN OR 2168/892
FIDDLERS BEND VILLAS

VAN WALBECK MARK LVG TRUST/VAN WALBECK MARK TRUSTE
3412 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V070-3412-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony 175	FSP	175 FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
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
8307000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2020 SQFT=1285 HX Base Yr 2020

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

3412 SEA MARSH RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		436,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		436,000
SOH/AGL Deduction		179,262
ASSESSED VALUE		256,738
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		201,738
TOTAL JUST VALUE		436,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P993232	REMODEL	2,500	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/0892	12/14/2017	QC	U	I	11	100
GRANTOR: WALBECK MARK VAN						
GRANTEE: MARK VAN WALBECK LI						
1971/0695	3/31/2015	WD	Q	I	01	224,000
GRANTOR: HENSON MARIUM A STAPL						
GRANTEE: WALBECK MARK VAN						

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