VILLA UNIT 3428
IN OR 1884/878
FIDDLERS BEND VILLAS

CAIN TRUST/CAIN MARTHA W TRUSTEE
3428 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V070-3428-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony 425	FEP	425 FEP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		3 100
Oth Rooms		4 100
User Defined	FIREPLACE	FIREPLACE 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% - 2006 SQFT=1710 HX Base Yr 2006

3428 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		555,250
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		555,250
SOH/AGL Deduction		255,974
ASSESSED VALUE		299,276
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		244,276
TOTAL JUST VALUE		555,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0465	ADDITION	10,530	08/01/1993
BP 3951	N/A	20,000	03/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/0878	9/13/2013	SW	U	I	30	100
GRANTOR: CAIN MARTHA W						
GRANTEE: CAIN MARTHA W TRUST						
1312/1767	4/27/2005	WD	Q	I		430,000
GRANTOR: KLEIN J NICHOLAS III						
GRANTEE: CAIN LAVERNE & MART						

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