VILLA UNIT 3214
IN OR 1303/1431
FAIRWAY OAKS VILLAS PARCEL 9

BARAKAT FAMILY REVOCABLE TRUST/BARAKAT LILIANE ANN
506 CREEKRIDGE CT
WOODSTOCK, GA 30188

2023

01-6N-29-V090-3214-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	WOODS	WOODS 100
Balcony 340 SF	FEP	340 SF FEP 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
8309000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1250 HX Base Yr

3214 SEA MARSH RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	447,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	447,000
SOH/AGL Deduction	158,572
ASSESSED VALUE	288,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,428
TOTAL JUST VALUE	447,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07445	REPAIR/RRF	600	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1431	3/22/2005	WD	U	I	06	100
GRANTOR: BARAKAT MAURICE & LIL						
GRANTEE: BARAKAT MAURICE & L						
0596/0008	4/26/1990	WD	Q	I		105,000
GRANTOR: HAM SARA DUDNEY						
GRANTEE: BARAKAT MAURICE & L						

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