VILLA UNIT 3322
FAIRWAY OAKS VILLAS PARCEL 10

LANIER LARRY F & MARGARET P
3322 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V100-3322-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	PARK/GC	PARK/GC 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
8310000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1250 HX Base Yr

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

3322 SEA MARSH RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	461,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	461,000
SOH/AGL Deduction	0
ASSESSED VALUE	461,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,000
TOTAL JUST VALUE	461,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26066	REMODEL	5,600	06/04/2012
0039	REPAIR/RRF	2,900	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0787	9/29/2021	WD	Q	I	01	427,500
GRANTOR: RYAN CHRISTOPHER J &						
GRANTEE: LANIER LARRY F & MA						
1778/1773	2/09/2012	WD	Q	I	02	140,000
GRANTOR: COMMUNITY TRUST BANK						
GRANTEE: RYAN CHRSTOPHER JAM						

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