


VILLA UNIT 3100
IN OR 1619/734
MARSH VIEW VILLAS OR 2219/372

HUNTER DON J & FLORENCE I
3100 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V310-3100-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	8331000
Location	END	END 100	
View	MARSH	MARSH 100	
Bedrooms		3 100	
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
		0				1974	1974	100	100	0	
1 CONDO - 100% - 2007			SQFT=1889			HX Base Yr 2007					

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		640,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		640,000
SOH/AGL Deduction		355,910
ASSESSED VALUE		284,090
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		229,090
TOTAL JUST VALUE		640,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007640	ROOF	25,950	09/10/2019
B9401072	REMODEL	44,669	06/01/1994
B9401082	XFOB	0	06/01/1994
0088	H/AC	2,000	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0734	5/20/2009	QC	U	I	11	72,500
GRANTOR: HUNTER DON J						
GRANTEE: HUNTER DON J & FLOR						
1410/0168	5/05/2006	WD	Q	I		400,000
GRANTOR: HEINLEIN NANCY J & ME						
GRANTEE: HUNTER DON J						

EXTRA FEATURES																
L N	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
3100 SEA MARSH RD, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV