VILLA UNIT 3103
IN OR 2183/127
MARSH VIEW VILLAS OR 2219/372

LITAK MICHAEL J &/AHERN DEBORAH K
3103 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V310-3103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony	PRC/PAT/DK	PRC/PAT/DK 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		6 100
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
8331000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2022 SQFT=2430 HX Base Yr 2022

3103 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,053,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,053,000
SOH/AGL Deduction		329,940
ASSESSED VALUE		723,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		673,060
TOTAL JUST VALUE		1,053,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008802	DEMO & NEW CONSTR	282,048	12/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0127	3/12/2018	WD	U	I	37	225,000
GRANTOR: HECKMAN CARL & CYNTHI						
GRANTEE: LITAK MICHAEL J & D						
0901/1539	10/01/1999	WD	Q	I		125,000
GRANTOR: PAWL EVELYN F & JOHN						
GRANTEE: HECKMAN CARL & CYNT						

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