VILLA UNIT 3109
IN OR 2104/93
MARSH VIEW VILLAS OR 2219/372

PARDUE MARY B FARICY LVG TRUST/PARDUE MARY B FARIC
3109 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V310-3109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View	MARSH	MARSH 100
Bedrooms		3 100
Bathrooms		3 100
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
8331000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2007 SQFT=2720 HX Base Yr 2007

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

3109 SEA MARSH RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		884,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		884,000
SOH/AGL Deduction		471,955
ASSESSED VALUE		412,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		362,045
TOTAL JUST VALUE		884,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312015	ADDITION	150,000	12/05/2003
R035648	REPAIR/RRF	3,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/0093	2/21/2017	WD	U	I	11	100
GRANTOR: PARDUE MARY B FARICY						
GRANTEE: PARDUE MARY B FARIC						
1162/1778	8/15/2003	QC	U	I	01	100
GRANTOR: FARICY MARY B						
GRANTEE: PARDUE MARY B FARIC						

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