


VILLA UNIT 3112
IN OR 2220/882
MARSH VIEW VILLAS OR 2219/372

BRATCHES JANICE C
3112 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V310-3112-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1	100
Location	INTERIOR	INTERIOR	100
View	MARSH	MARSH	100
Balcony	CVD/SCN PR	CVD/SCN PR	100
Bedrooms		2	100
Bathrooms		2.5	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% - 2019				SQFT=1982				HX Base Yr 2019			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			847,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			847,000
SOH/AGL Deduction			324,265
ASSESSED VALUE			522,735
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			472,735
TOTAL JUST VALUE			847,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			706,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004633	XFOB - PORCH & DE	46,882	06/27/2019
P014672	NEW CONSTR	0	04/01/2001
E017869	NEW CONSTR	4,000	03/01/2001
B007122	DEMOLITION	0	05/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0882	8/30/2018	WD	Q	I	01	570,000
GRANTOR: FONTAINE FAMILY REV L						
GRANTEE: BRATCHES JANICE C						
2002/1480	9/11/2015	WD	Q	I	01	475,000
GRANTOR: MILLER CLARA VERN						
GRANTEE: FONTAINE FAMILY REV						

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
3112 SEA MARSH RD, FERNANDINA BEACH																
										BLD DATE			LGL DATE			
										XF DATE			LAND DATE			
										INC 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