



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Floor		1 100								8331000		0				1974	1974	100	100	0											
Location	END	END 100								1 CONDO - 0% - 0										SQFT=1318 HX Base Yr											
View	MARSH	MARSH 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																					
EXTRA FEATURES										3113 SEA MARSH RD, FERNANDINA BEACH																					
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															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		746,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		746,000
SOH/AGL Deduction		249,900
ASSESSED VALUE		496,100
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		496,100
TOTAL JUST VALUE		746,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018794	ROOF	23,670	12/22/2022
17007003	REMODEL	15,000	08/04/2017
B23682	REPAIR/RRF	600	06/01/2010
B22411	REMODEL	1,717	04/01/2009
8152	ADDITION	33,600	06/08/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0493	3/30/2020	WD	Q	I	01	515,000
GRANTOR: THIAVILLE CHARLES M &						
GRANTEE: LINDELL STEPHEN A &						
1793/1839	5/14/2012	QC	U	I	11	100
GRANTOR: THIAVILLE CHRISTINE G						
GRANTEE: THIAVILLE CHARLES M						

BUILDING NOTES									

BUILDING DIMENSIONS									