VILLA UNIT 3034
IN OR 2188/352
CLUB VILLAS

ROESGEN JOHN E & SUSAN N
3034 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-V040-3034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Location	END	END 100
View	WOOD	WOOD 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
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	1,748		1,748	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8304000		1,748				1974	1974	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

3034 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		553,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		553,850
SOH/AGL Deduction		0
ASSESSED VALUE		553,850
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		503,850
TOTAL JUST VALUE		553,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013502	ADDITION	50,827	10/04/2021
B22719	XFOB	25,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0352	4/03/2018	WD	Q	I	01	305,000
GRANTOR: COASTAL LANDSCAPE & D						
GRANTEE: ROESGEN JOHN E & SU						
2069/0700	8/31/2016	WD	Q	I	01	278,000
GRANTOR: NOWLIN LARRY A JR						
GRANTEE: COASTAL LANDSCAPE &						

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 08/06/2024 BY SYS