VILLA UNIT 3043
IN OR 2119/1104
CLUB VILLAS

PRESTON JANE A LVG TRUST/PRESTON JANE A LVG TRUSTE
3043 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-V040-3043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Location	END	END 100
View	GC/MARSH	GC/MARSH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 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	1,905		1,905	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8304000		1,905				1974	1974	100	100	0		

1 CONDO – 100% - 2000 HX Base Yr 2000

3043 SEA MARSH RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		605,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		605,000
SOH/AGL Deduction		407,136
ASSESSED VALUE		197,864
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		142,864
TOTAL JUST VALUE		605,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21451	REMODEL	1,751	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2119/1104	5/03/2017	SW	U	I	11	100
GRANTOR: PRESTON JANE A						
GRANTEE: PRESTON JANE A LIVI						
0702/1008	4/15/1994	WD	Q	I		155,000
GRANTOR: SALTER RUTH H						
GRANTEE: PRESTON ALBERT & JA						

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