VILLA UNIT 3409
FIDDLERS BEND VILLAS

CANNON GARY NEIL & TRACY S
905 MOSS WAY
VALDOSTA, GA 31602

2024

01-6N-29-V070-3409-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony	FOP/FSP	FOP/FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		3 100
Oth Rooms		4 100
User Defined	FIREPLACE	FIREPLACE 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	1,710		1,710	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307000		1,710				1974	1974	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

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

3409 SEA MARSH RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	614,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	614,000
SOH/AGL Deduction	0
ASSESSED VALUE	614,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	614,000
TOTAL JUST VALUE	614,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012666	ROOF	3,162	08/18/2022
21001131	REMODEL	58,000	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/1234	2/03/2023	WD	Q	I	01	790,000
GRANTOR: FOSTER JONATHAN P & M						
GRANTEE: CANNON GARY NEIL &						
2398/0860	10/02/2020	WD	Q	I	02	335,000
GRANTOR: VAN HEUVEN WICHARD A						
GRANTEE: FOSTER JONATHAN P &						

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