VILLA UNIT 3417
IN OR 1669/609
FIDDLERS BEND VILLAS

FIDDLER'S BEND LLC
1201 NORTH ROYAL STREET UNIT 7
ALEXANDRIA, VA 22314

2024

01-6N-29-V070-3417-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony 150	FEP	150 FEP 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% - 0 HX Base Yr

3417 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	621,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	621,500
SOH/AGL Deduction	216,211
ASSESSED VALUE	405,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,289
TOTAL JUST VALUE	621,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22731	REMODEL	65,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1669/0609	1/01/2010	WD	U	I	30	335,700
GRANTOR: DEPUY WM JR & P L (95						
GRANTEE: FIDDLERS BEND LLC						
1088/1458	10/18/2002	WD	Q	I		315,000
GRANTOR: ROCKWELL SARA C TRUST						
GRANTEE: DEPUY WM JR & P L (						

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