VILLA UNIT 3421
IN OR 1254/37
FIDDLERS BEND VILLAS

HEAD WARNER F &/HYDE LISA S
2838 BACCURATE DRIVE
MARIETTA, GA 30062

2024

01-6N-29-V070-3421-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony	FOP/FSP	FOP/FSP 100
Parking	OPEN	OPEN 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	1,285		1,285	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307000		1,285				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

3421 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	503,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	503,000
SOH/AGL Deduction	180,898
ASSESSED VALUE	322,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,102
TOTAL JUST VALUE	503,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010060	REPLACE FRAMING I	230,005,349	08/04/2023
18002067	FOUNDATION	9,000	02/27/2018
0139	H/AC	767	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/0037	8/20/2004	WD	U	I	12	323,000
GRANTOR: MEEKS JACK						
GRANTEE: HEAD WARNER F & LIS						
0877/1243	4/06/1999	WD	Q	I		146,000
GRANTOR: CAPECE ANTHONY F & JO						
GRANTEE: MEEKS JACK						

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