VILLA UNIT 3426
FIDDLERS BEND VILLAS

KNA HOLDINGS LLC
8555 COLLEEN DR
PORT TOBACCO, MD 20677

2024

01-6N-29-V070-3426-0000

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 – 100% - 2023 HX Base Yr 2023

3426 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		148,362
ASSESSED VALUE		354,638
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,638
TOTAL JUST VALUE		503,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618172	FOUNDATION	9,100	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1916	3/14/2024	WD	Q	I	01	610,000
GRANTOR: CLAY BESSIE MALLARY						
GRANTEE: KNA HOLDINGS LLC						
2500/1349	9/29/2021	WD	Q	I	01	495,000
GRANTOR: DAVIS RICKEY L						
GRANTEE: CLAY BESSIE M & LES						

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