VILLA UNIT 3325
FAIRWAY OAKS VILLAS PARCEL 10

LODER LORINE GOODWIN & MARK JOHN
3795 PAUL SAMUEL ROAD NW
KENNESAW, GA 30152

2024

01-6N-29-V100-3325-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	PARK/GC	PARK/GC 100
Balcony 180 SF	FEP	180 SF FEP 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	1,250		1,250	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8310000		1,250				1974	1974	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

3325 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	500,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	500,000
SOH/AGL Deduction	0
ASSESSED VALUE	500,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500,000
TOTAL JUST VALUE	500,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2664/1853	9/05/2023	WD	Q	I	01	600,000
GRANTOR: GREGORY JASON K & JEN						
GRANTEE: LODER LORINE GOODWI						
2450/0613	4/07/2021	WD	Q	I	01	300,000
GRANTOR: BERMAN GEORGE A & REG						
GRANTEE: GREGORY JASON K & J						

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