

VILLA UNIT 3102  
IN OR 1996/1118  
MARSH VIEW VILLAS OR 2219/372

WIGGINS-STRADA JOHN L & JULIA A  
3102 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

**2024**

01-6N-29-V310-3102-0000

ELEMENT	CD	CONSTRUCTION
Floor	1	100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony	PATIO/BLCY	PATIO/BLCY 100
Bedrooms	1	100
Bathrooms	1	100
Oth Rooms	2	100
User Def	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	1,932	1,932

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8331000		1,932				1974	1974	100	100	0		
1 CONDO - 100% - 2016												
HX Base Yr 2016												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			694,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			694,000
SOH/AGL Deduction			257,904
ASSESSED VALUE			436,096
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			386,096
TOTAL JUST VALUE			694,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			687,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006538	ADDITION -BDRM SU	125,000	11/02/2020
B9804775	ADDITION	18,858	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/1118	6/17/2015	SW	U	I	12	185,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WIGGINS-STRADA JOHN						
1937/0498	9/15/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES																							
L N	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							
3102 SEA MARSH RD, FERNANDINA BEACH																							

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									