

ELEMENT		CD	CONSTRUCTION	
Floor			1	100
Location	END		END	100
View	MARSH		MARSH	100
Balcony	PRC/PAT/DK		PRC/PAT/DK	100
Bedrooms			3	100
Bathrooms			2.5	100
Oth Rooms			6	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	2,430		2,430	

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
83	31000		2,430			1974	1974	100	100	0														
1 CONDO - 100% - 2022																								
HX Base Yr 2022																								
3103 SEA MARSH RD, FERNANDINA BEACH																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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XF DATE		LAND DATE																						
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				1,063,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				1,063,000	
SOH/AGL Deduction				318,248	
ASSESSED VALUE				744,752	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				694,752	
TOTAL JUST VALUE				1,063,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,053,000	
PERMIT NUM DESCRIPTION AMT ISSUED					
18008802	DEMO & NEW CONSTR	282,048	12/19/2018		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2688/1492	1/08/2024	QC U	I 11		100
GRANTOR: LITAK MICHAEL J					
GRANTEE: LITAK MICHAEL J					
2183/0127	3/12/2018	WD U	I 37		225,000
GRANTOR: HECKMAN CARL & CYNTHI					
GRANTEE: LITAK MICHAEL J & D					
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								