

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	8331000		1,745				1974	1974	100	100	0			
Location	END	END 100	1 CONDO - 0% - 0											HX Base Yr		
View	MARSH	MARSH 100														
Balcony FOP/PATIO		FOP/PATIO 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	1,745		1,745													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		716,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		716,000
SOH/AGL Deduction		196,910
ASSESSED VALUE		519,090
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		519,090
TOTAL JUST VALUE		716,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632150	REMODEL	196,957	04/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1679	2/11/2014	WD U	I	I	11	100
GRANTOR: MADDOX MATTHEW T						
GRANTEE: AMELIA RENTALS & MA						
1559/0423	4/02/2008	WD Q	I			440,000
GRANTOR: STRICKLAND DONNIE E &						
GRANTEE: MADDOX MATTHEW T						

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
3104 SEA MARSH RD, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								