VILLA UNIT 3115
MARSH VIEW VILLAS OR 2219/372

NICHOLS VAN VU REV TRUST/NICHOLS VAN VU TRUSTEE
9823 FOX REST LANE
VIENNA, VA 22181

2024

01-6N-29-V310-3115-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,858		1,858	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		1,858				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3115 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	856,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	856,000
SOH/AGL Deduction	0
ASSESSED VALUE	856,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	856,000
TOTAL JUST VALUE	856,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	848,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428237	NEW CONSTR	218,967	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1225	6/03/2022	WD	Q	I	01	1,077,000
GRANTOR: EDWARDS SARAH J TRUST						
GRANTEE: NICHOLS VAN VU REV						
2179/0255	2/06/2018	QC	U	I	11	100
GRANTOR: EDWARDS SARAH J						
GRANTEE: EDWARDS SARAH J TRU						

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