

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1	100
Location	END	END	100
View	MARSH	MARSH	100
Balcony	PRC/PAT/DK	PRC/PAT/DK	100
Bedrooms		4	100
Bathrooms		4	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 2,733 2,733			

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
83		31000				1974	1974	100	100	0													
1 CONDO - 100% - 2024																							
HX Base Yr 2024																							
3120 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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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 5		Tax Dist:				
BUILDING MARKET VALUE				1,545,000		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				1,545,000		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,545,000		
TOTAL EXEMPTION VALUE				HX HB WX 55,000		
BASE TAXABLE VALUE				1,490,000		
TOTAL JUST VALUE				1,545,000		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,626,000		
PERMIT NUM DESCRIPTION AMT ISSUED						
17011403	NEW CONSTR	328,044	12/21/2017			
17008809	DEMOLITION	10,000	10/05/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/1813	7/24/2023	WD	Q	I	01	1,850,000
GRANTOR: JOSEPH BRADFORD W & T						
GRANTEE: NEWTON MARTHA						
2242/0929	12/07/2018	WD	Q	I	01	1,050,000
GRANTOR: 4SITE GROUP LLC						
GRANTEE: JOSEPH BRADFORD W &						
BUILDING NOTES						
BUILDING DIMENSIONS						

LAND DESCRIPTION												TOTAL OB/XF												0	
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	