



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	VALUATION SUMMARY									
Floor		1 100								8304000		1,505				1974	1974	100	100	0		STANDARD									
Recreation	2 POOLS	2 POOLS 100								1 CONDO - 0% - 2025										HX Base Yr											
Location	INTERIOR	INTERIOR 100																													
View	GC/MARSH	GC/MARSH 100																													
Balcony	FOP/PATIO	FOP/PATIO 100																													
Parking	OPEN	OPEN 100																													
Bedrooms		2 100																													
Bathrooms		2.5 100																													
Oth Rooms		3 100																													
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS		1,505		1,505																											
EXTRA FEATURES										3025 SEA MARSH RD, FERNANDINA BEACH																					
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															
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE		01/29/2025		BY		JW		Total Acres: 0.00			Total Land Value: 0			Market: 0			Agricultural: 0			Common: 0			PRINTED 07/30/2025 BY SYS								

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	507,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	507,000
SOH/AGL Deduction	0
ASSESSED VALUE	507,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,000
TOTAL JUST VALUE	507,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004293	REMODEL	63,000	03/18/2022
P993379	OTHER	3,975	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2715/1484	5/24/2024	WD Q	I	01	682,000	
GRANTOR: GANT SARAH R TRUST						
GRANTEE: LANGENHAGEN LORI						
2545/1932	3/10/2022	WD U	I	11	100	
GRANTOR: GANT SARAH R						
GRANTEE: GANT SARAH R TRUST						

BUILDING NOTES

BUILDING DIMENSIONS