

VILLA UNIT 3034
IN OR 2188/352
CLUB VILLAS

ROESGEN JOHN E & SUSAN N
3034 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V040-3034-0000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOLS	2 POOLS 100
Location	END	END 100
View	WOOD	WOOD 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
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
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
TOTALS	1,748	1,748

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
8304000		1,748				1974	1974	100	100	0													
1 CONDO - 100% - 2024																							
HX Base Yr 2024																							
3034 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			570,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			570,000
SOH/AGL Deduction			88
ASSESSED VALUE			569,912
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			519,190
TOTAL JUST VALUE			570,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013502	ADDITION	50,827	10/04/2021
B22719	XFOB	25,000	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/0352	4/03/2018	WD	Q	I	01	305,000
GRANTOR: COASTAL LANDSCAPE & D						
GRANTEE: ROESGEN JOHN E & SU						
2069/0700	8/31/2016	WD	Q	I	01	278,000
GRANTOR: NOWLIN LARRY A JR						
GRANTEE: COASTAL LANDSCAPE &						

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

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