

VILLA UNIT 3035
IN OR 2109/1196
CLUB VILLAS

NPLH LLC
286 WINDSOR ROAD
HILLSBORO, NH 03244

2025

01-6N-29-V040-3035-0000



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
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	8304000		1,598				1974	1974	100	100	0	
Recreation	POOLS	2 POOLS 100	1 CONDO - 0% - 0											
Location	END	END 100	HX Base Yr											
View	POOL	POOL 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN	OPEN 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	1,598			1,598										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			498,600
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			498,600
SOH/AGL Deduction			134,189
ASSESSED VALUE			364,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			364,411
TOTAL JUST VALUE			498,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			484,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002740	REMODEL	7,000	05/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/1196	3/28/2017	WD	Q	I	01	182,000
GRANTOR: HICKS CHERYL A & TERE						
GRANTEE: NPLH LLC						
1876/1994	8/30/2013	WD	Q	I	02	168,000
GRANTOR: ARMSTRONG CONTAINERS						
GRANTEE: HICKS CHERYL A & TE						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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				
3035 SEA MARSH RD, FERNANDINA BEACH																				

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
0																								