

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		1,598				1974	1974	100	100	0		<table border="1"> <tr><td colspan="2">VALUATION BY</td><td colspan="8">STANDARD</td></tr> <tr><td colspan="2">Tax Group: 5</td><td colspan="8">Tax Dist:</td></tr> <tr><td colspan="2">BUILDING MARKET VALUE</td><td colspan="8">554,000</td></tr> <tr><td colspan="2">TOTAL MARKET OB/XF VALUE</td><td colspan="8">0</td></tr> <tr><td colspan="2">TOTAL LAND VALUE - MARKET</td><td colspan="8">0</td></tr> <tr><td colspan="2">TOTAL MARKET VALUE</td><td colspan="8">554,000</td></tr> <tr><td colspan="2">SOH/AGL Deduction</td><td colspan="8">230,196</td></tr> <tr><td colspan="2">ASSESSED VALUE</td><td colspan="8">323,804</td></tr> <tr><td colspan="2">TOTAL EXEMPTION VALUE</td><td colspan="8">HX HB 50,722</td></tr> <tr><td colspan="2">BASE TAXABLE VALUE</td><td colspan="8">273,082</td></tr> <tr><td colspan="2">TOTAL JUST VALUE</td><td colspan="8">554,000</td></tr> <tr><td colspan="2">NCON VALUE</td><td colspan="8">0</td></tr> <tr><td colspan="2">INCOME VALUE</td><td colspan="8"></td></tr> <tr><td colspan="2">PREVIOUS YEAR MKT VALUE</td><td colspan="8">538,000</td></tr> </table>										VALUATION BY		STANDARD								Tax Group: 5		Tax Dist:								BUILDING MARKET VALUE		554,000								TOTAL MARKET OB/XF VALUE		0								TOTAL LAND VALUE - MARKET		0								TOTAL MARKET VALUE		554,000								SOH/AGL Deduction		230,196								ASSESSED VALUE		323,804								TOTAL EXEMPTION VALUE		HX HB 50,722								BASE TAXABLE VALUE		273,082								TOTAL JUST VALUE		554,000								NCON VALUE		0								INCOME VALUE										PREVIOUS YEAR MKT VALUE		538,000							
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Recreation	POOLS	2 POOLS 100								1 CONDO - 100% - 2020										HX Base Yr 2020																																																																																																																																																							
Location	END	END 100																																																																																																																																																																									
View	GC/MARSH	GC/MARSH 100																																																																																																																																																																									
Balcony	FOP/PATIO	FOP/PATIO 100																																																																																																																																																																									
Parking	OPEN	OPEN 100																																																																																																																																																																									
Bedrooms		2 100																																																																																																																																																																									
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NEIGHBORHOOD/LOC				10013.00																																																																																																																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																						
TOTALS		1,598		1,598																																																																																																																																																																							
EXTRA FEATURES										3042 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	DPH 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																																																																																																																																																											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000671	REMODEL	20,000	02/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/0069	9/02/2014	WD	Q	I	01	225,000
GRANTOR: NEWBURGER CAROL						
GRANTEE: ROBERTS STEVEN J &						
1852/0117	4/17/2013	WD	Q	I	02	206,000
GRANTOR: ROCKE CHRISTOPHER J &						
GRANTEE: NEWBURGER CAROL						

BUILDING NOTES	

BUILDING DIMENSIONS	