

VILLA UNIT 3046
IN OR 1354/941
CLUB VILLAS

HOLLINGSWORTH THOMAS F & RITA R
1490 LIVE OAK LANE
ATHENS, GA 30606

2025

01-6N-29-V040-3046-0000

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		1,905				1974	1974	100	100	0		STANDARD									
Recreation	POOLS	2 POOLS 100								1 CONDO - 0% - 0										HX Base Yr											
Location	END	END 100																													
View	GC/MARSH	GC/MARSH 100																													
Balcony	FOP/PATIO	FOP/PATIO 100																													
Parking	OPEN	OPEN 100																													
Bedrooms		3 100																													
Bathrooms		3 100																													
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		1,905																													
EXTRA FEATURES										3046 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													

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	623,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	623,000
SOH/AGL Deduction	122,415
ASSESSED VALUE	500,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500,585
TOTAL JUST VALUE	623,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0941	9/30/2005	WD	Q	I		480,000
GRANTOR: AMELIA ISLAND PROPERT						
GRANTEE: HOLLINGSWORTH THOMA						
1354/0939	9/30/2005	WD	U	I	07	100
GRANTOR: BRYAN WILLIAM K SR TR						
GRANTEE: BRYAN WILLIAM JR ET						

BUILDING NOTES									

BUILDING DIMENSIONS									