



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 - 100% - 2023												HX Base Yr 2023						
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		1,905																

VALUATION SUMMARY			
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	44,311		
ASSESSED VALUE	578,689		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	527,967		
TOTAL JUST VALUE	623,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	605,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004577	REMODEL -RETILE B	26,750	03/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2264/0478	3/25/2019	WD Q	Q	I	01	440,000
GRANTOR: HENDRICKSON STEPHEN K						
GRANTEE: MACDONALD KENNETH G						
1672/1139	4/07/2010	WD U	U	I	30	270,000
GRANTOR: IRWIN PATRICIA K ETAL						
GRANTEE: HENDRICKSON STEPHEN						

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
3049 SEA MARSH RD, FERNANDINA BEACH																								