VILLA UNIT 3051
CLUB VILLAS

BIEHN GARY & DIANA
3051 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V040-3051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Location	INTERIOR	INTERIOR 100
View	GC/MARSH	GC/MARSH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		3 100
User Defined	REMODEL	REMODEL 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	1,505			1,505	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8304000		1,505				1974	1974	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

3051 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		507,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		507,000
SOH/AGL Deduction		28,515
ASSESSED VALUE		478,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,763
TOTAL JUST VALUE		507,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1216	3/21/2023	WD	Q	I	01	596,000
GRANTOR: ABBOTT JENNIFER B REV						
GRANTEE: BIEHN GERY & DIANA						
2547/1564	3/17/2022	WD	U	I	11	100
GRANTOR: ABBOTT JESSE & JENNIF						
GRANTEE: ABBOTT JENNIFER B R						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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