

VILLA UNIT 3052
IN OR 1157/308
CLUB VILLAS

DEVLIN KATHLEEN O
3052 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V040-3052-0000

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

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% - 2017										HX Base Yr 2017	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
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		304,054	
ASSESSED VALUE		202,946	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		152,224	
TOTAL JUST VALUE		507,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,000	

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	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/0308	7/29/2003	WD	Q	I		237,000
GRANTOR: HORINE DAVID						
GRANTEE: DEVLIN KATHLEEN O						
1016/0560	10/26/2001	WD	U	I	12	190,000
GRANTOR: DOWLING RICHARD DREW						
GRANTEE: HORINE DAVID						

EXTRA FEATURES																
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														
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

BUILDING NOTES	

BUILDING DIMENSIONS	