VILLA UNIT 3415
FIDDLERS BEND VILLAS

HOFERT DAVID F & DEBRA RICHARDSON
3415 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V070-3415-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony 150	FEP	150 FEP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
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	1,285			1,285	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307000		1,285				1974	1974	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

3415 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		515,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		515,500
SOH/AGL Deduction		0
ASSESSED VALUE		515,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		464,778
TOTAL JUST VALUE		515,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632719	REMODEL-KIT/MBATH	41,800	08/01/2016
M0408221	H/AC	150	05/01/2004
R045943	REPAIR/RRF	600	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/945	7/17/2023	WD	Q	I	01	750,000
GRANTOR: JOHNSTON NEWMAN						
GRANTEE: HOFERT DAVID F & DE						
2050/0112	6/01/2016	WD	Q	I	01	250,000
GRANTOR: VULCANO MARY ANNE						
GRANTEE: JOHNSTON NEWMAN						

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