VILLA UNIT 3424
FIDDLERS BEND VILLAS

GRIFFITHS GREGORY & LAURA BETH RUSSELL TRUST/GRIFF
3424 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V070-3424-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony	FOP/FSP	FOP/FSP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 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	1,795			1,795	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307000		1,795				1974	1974	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

3424 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		691,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		691,000
SOH/AGL Deduction		13,918
ASSESSED VALUE		677,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		626,360
TOTAL JUST VALUE		691,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000470	REMODEL- BATHS	26,800	01/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1454	4/28/2023	WD	Q	I	01	817,000
GRANTOR: HALL WILLIAM B JR & M						
GRANTEE: GRIFFITHS GREGORY &						
2149/1693	9/28/2017	WD	Q	I	01	292,500
GRANTOR: COLLINS ROBERT & BLAN						
GRANTEE: HALL WILLIAM B & MA						

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