VILLA UNIT 3428
IN OR 1884/878
FIDDLERS BEND VILLAS

CAIN TRUST/CAIN MARTHA W TRUSTEE
3428 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V070-3428-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony 425	FEP	425 FEP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		3 100
Oth Rooms		4 100
User Defined FIREP	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	1,710			1,710	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307000		1,710				1974	1974	100	100	0		

1 CONDO – 100% - 2006 HX Base Yr 2006

3428 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		641,250
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		641,250
SOH/AGL Deduction		324,057
ASSESSED VALUE		317,193
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		261,471
TOTAL JUST VALUE		641,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0465	ADDITION	10,530	08/01/1993
BP 3951	N/A	20,000	03/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/0878	9/13/2013	SW	U	I	30	100
GRANTOR: CAIN MARTHA W						
GRANTEE: CAIN MARTHA W TRUST						
1312/1767	4/27/2005	WD	Q	I		430,000
GRANTOR: KLEIN J NICHOLAS III						
GRANTEE: CAIN LAVERNE & MART						

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