VILLA UNIT 3434
FIDDLERS BEND VILLAS

WINSHIP JOHN DUNCAN CMAERON & JULIE MARIE
3434 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V070-3434-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony	50SP/150EP	50SP/150EP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
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	1,795			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% - 2025 HX Base Yr 2025

3434 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		698,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		698,500
SOH/AGL Deduction		0
ASSESSED VALUE		698,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		647,778
TOTAL JUST VALUE		698,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015790	KITCHEN + (3) BAT	499,971	12/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/921	4/16/2024	SW	U	I	30	495,000
GRANTOR: WINSHIP ELIZABETH S L						
GRANTEE: WINSHIP JOHN DUNCAN						
1764/1707	11/10/2011	WD	U	I	30	100
GRANTOR: WINSHIP ELIZABETH STE						
GRANTEE: WINSHIP ELIZABETH S						

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