VILLA UNIT 3204
IN OR 2121/1579
FAIRWAY OAKS VILLAS

GRAY JOHN CHARLES JR
2700 CAHUENGA BLVD E #2105
LOS ANGELES, CA 90068

2025

01-6N-29-V090-3204-0000

BUILDING CHARACTERISTICS

ELEMENT		CD	CONSTRUCTION
Floor			1 100
Recreation		POOL	POOL 100
Location		END	END 100
View		WOODS	WOODS 100
Balcony	180 SF	FSP	180 SF FSP 100
Parking		OPEN	OPEN 100
Bedrooms			2 100
Bathrooms			2 100
Oth Rooms			2 100
User Defined		REMODEL	REMODEL 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	1,250			1,250	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8309000		1,250				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

3204 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	549,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	549,000
SOH/AGL Deduction	208,860
ASSESSED VALUE	340,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,140
TOTAL JUST VALUE	549,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013788	ENCLOSE EXISTING	60,000	10/26/2023
B230010662	FLOORS, CABINETS,	60,000	08/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1579	5/18/2017	WD	Q	I	01	185,000
GRANTOR: STEARNS FREDERIC W &						
GRANTEE: GRAY JOHN CHARLES J						
1228/0778	5/06/2004	WD	Q	I		217,500
GRANTOR: LEABO J PHILIP & KARE						
GRANTEE: STEARNS FREDERIC &						

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