VILLA UNIT 3211
FAIRWAY OAKS VILLAS PARCEL 9

THE CHARLES FAMILY REVOCABLE TRUST/CHARLES PETER A
3211 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V090-3211-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	WOODS	WOODS 100
Balcony 260 SF	FEP	260 SF FEP 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 – 100% - 2025 HX Base Yr 2025

3211 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		552,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		552,000
SOH/AGL Deduction		0
ASSESSED VALUE		552,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		501,278
TOTAL JUST VALUE		552,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009250	REMODEL	65,000	11/06/2019
P004002	REMODEL	4,600	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1154	4/25/2025	WD	U	I	11	100
GRANTOR: CHARLES PETER A & LIS						
GRANTEE: THE CHARLES FAMILY						
2699/835	3/12/2024	WD	Q	I	01	700,000
GRANTOR: STEVENS WILLIAM THOMA						
GRANTEE: CHARLES PETER A & L						

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