VILLA UNIT 3326
IN OR 1738/1766
FAIRWAY OAKS VILLAS PARCEL 10

KOHLMAN CONRAD D & ANNE L
8 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V100-3326-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	GOLFCOURSE	GOLFCOURSE 100
Balcony 260 SF	FEP	260 SF FEP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
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	1,250			1,250	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8310000		1,250				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

3326 SEA MARSH RD, FERNANDINA BEACH

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	172,886
ASSESSED VALUE	379,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,114
TOTAL JUST VALUE	552,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7117	REPAIR/RRF	3,963	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1738/1766	5/10/2011	WD	U	I	30	100
GRANTOR: KOHLMAN CONRAD D & AN						
GRANTEE: KOHLMAN CONRAD D &						
1699/1024	9/08/2010	QC	U	I	11	100
GRANTOR: KOHLMAN CONRAD D & AN						
GRANTEE: LEGRAND LOUISE ETAL						

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