VILLA UNIT 3100
IN OR 1619/734
MARSH VIEW VILLAS OR 2219/372

HUNTER DON J & FLORENCE I
3100 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V310-3100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View	MARSH	MARSH 100
Bedrooms		3 100
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	1,889			1,889	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		1,889				1974	1974	100	100	0		

1 CONDO – 100% - 2007 HX Base Yr 2007

3100 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		652,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		652,000
SOH/AGL Deduction		350,901
ASSESSED VALUE		301,099
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		245,377
TOTAL JUST VALUE		652,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007640	ROOF	25,950	09/10/2019
B9401072	REMODEL	44,669	06/01/1994
B9401082	XFOB	0	06/01/1994
0088	H/AC	2,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/0734	5/20/2009	QC	U	I	11	72,500
GRANTOR: HUNTER DON J						
GRANTEE: HUNTER DON J & FLOR						
1410/0168	5/05/2006	WD	Q	I		400,000
GRANTOR: HEINLEIN NANCY J & ME						
GRANTEE: HUNTER DON J						

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