VILLA UNIT 3101
MARSH VIEW VILLAS OR 2219/372

3101 SEA MARSH LLC
1417 SADLER RD #224
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V310-3101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	POOL	POOL 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	1,102			1,102	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		1,102				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

3101 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	516,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	516,000
SOH/AGL Deduction	0
ASSESSED VALUE	516,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	516,000
TOTAL JUST VALUE	516,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0352	5/17/2021	WD	U	I	11	100
GRANTOR: ATLAS EXCHANGE 232 LL						
GRANTEE: 3101 SEA MARSH LLC						
2439/1922	3/01/2021	WD	Q	I	01	399,000
GRANTOR: SIMONS FRANCES E & VI						
GRANTEE: ATLAS EXCHANGE 232						

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