

VILLA UNIT 3102
IN OR 1996/1118
MARSH VIEW VILLAS OR 2219/372

WIGGINS-STRADA JOHN L & JULIA A
3102 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V310-3102-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Location	INTERIOR	INTERIOR 100	
View	MARSH	MARSH 100	
Balcony	PATIO/BLCY	PATIO/BLCY 100	
Bedrooms		1 100	
Bathrooms		1 100	
Oth Rooms		2 100	
User Def	FIREPLACE	FIREPLACE 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	1,932		1,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
833	1000	1,932				1974	1974	100	100	0	
1 CONDO - 100% - 2016											
HX Base Yr 2016											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	701,000		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	701,000		
SOH/AGL Deduction	252,257		
ASSESSED VALUE	448,743		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	398,021		
TOTAL JUST VALUE	701,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	694,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006538	ADDITION -BDRM SU	125,000	11/02/2020
B9804775	ADDITION	18,858	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/1118	6/17/2015	SW	U	I	12	185,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WIGGINS-STRADA JOHN						
1937/0498	9/15/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES																
L N	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
3102 SEA MARSH RD, FERNANDINA BEACH																
										BLD DATE			LGL DATE			
										XF DATE			LAND DATE			
										INC DATE			AG DATE			

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								