VILLA UNIT 3104
IN OR 1901/1679
MARSH VIEW VILLAS OR 2219/372

AMELIA RENTALS & MANAGEMENT SERVICES INC
5299 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V310-3104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony FOP/PATIO		FOP/PATIO 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	1,745			1,745	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		1,745				2016	2016	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3104 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	723,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	723,000
SOH/AGL Deduction	152,001
ASSESSED VALUE	570,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,999
TOTAL JUST VALUE	723,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	716,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632150	REMODEL	196,957	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1679	2/11/2014	WD	U	I	11	100
GRANTOR: MADDOX MATTHEW T						
GRANTEE: AMELIA RENTALS & MA						
1559/0423	4/02/2008	WD	Q	I		440,000
GRANTOR: STRICKLAND DONNIE E &						
GRANTEE: MADDOX MATTHEW T						

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