VILLA UNIT 3110
IN OR 1864/1206
MARSH VIEW VILLAS OR 2219/372

GRIFFIN E RAWSON III/GRIFFIN-EDDINGS D CLARK
3110 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V310-3110-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Bedrooms		3 100
Bathrooms		3.5 100
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	3,311			3,311	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		3,311				1974	1974	100	100	0		

1 CONDO – 100% - 2005 HX Base Yr 2005

3110 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		1,050,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,050,000
SOH/AGL Deduction		727,591
ASSESSED VALUE		322,409
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		266,687
TOTAL JUST VALUE		1,050,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,040,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17784	H/AC	0	12/01/2012
E0311871	REMODEL	8,000	10/01/2003
R034978	REPAIR/RRF	3,000	04/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/1206	6/24/2013	WD	U	I	30	100
GRANTOR: GRIFFIN-EDDINGS D CLA						
GRANTEE: E RAWSON GRIFFIN &						
1028/1379	1/03/2002	WD	U	I	21	200,000
GRANTOR: TROXEL RICHARD M						
GRANTEE: GRIFFIN-EDDINGS D C						

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