VILLA UNIT 3114
MARSH VIEW VILLAS OR 2219/372

HIBBARD VIRGINIA SMITH TRUST/HIBBARD STEPHEN TODD
168 CONANT ROAD
WESTON, MA 02493

2025

01-6N-29-V310-3114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View	MARSH	MARSH 100
Bedrooms		2 100
Bathrooms		1.5 100
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	1,195			1,195	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		1,195				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3114 SEA MARSH RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	561,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	561,000
SOH/AGL Deduction	45,637
ASSESSED VALUE	515,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,363
TOTAL JUST VALUE	561,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	555,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805476	ADDITION	3,660	10/01/1998
B9804615	ADDITION	20,000	01/01/1998
B960485	REPAIR/RRF	1,250	06/01/1996
B960486	REPAIR/RRF	1,250	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1781	5/23/2019	WD	Q	I	02	413,500
GRANTOR: JONSON DAVID N & AMY						
GRANTEE: HIBBARD VIRGINIA SM						
2280/1210	5/17/2019	DG	U	I	11	100
GRANTOR: SMITH ROBERT C						
GRANTEE: JONSON DAVID N & AM						

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