VILLA UNIT 3119
IN OR 2130/1990
MARSH VIEW VILLAS OR 2219/372

BELTON FREDERICK FAMILY TRUST/BELTON FREDERICK C T
525 W MAIN STREET
TAVARES, FL 32778

2025

01-6N-29-V310-3119-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Bedrooms		3 100
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	2,657			2,657	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		2,657				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3119 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	940,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	940,000
SOH/AGL Deduction	74,717
ASSESSED VALUE	865,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	865,283
TOTAL JUST VALUE	940,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17464	H/AC	0	08/01/2012
B0618165	REPAIR/RRF	10,000	10/31/2006
B9906722	ADDITION	122,124	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2130/1990	6/30/2017	WD	Q	I	01	570,000
GRANTOR: BRIDGEWATER ERLE S &						
GRANTEE: BELTON FREDERICK C						
1339/0493	8/04/2005	WD	Q	I		825,000
GRANTOR: CHILDS URSULA & W MAR						
GRANTEE: BRIDGEWATER ERLE S						

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