

LITAK MICHAEL J/AHERN DEBORAH K
3103 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-V310-S103-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		5						
ELEMENT	CD	CONSTRUCTION										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Floor		1	100	8331000										2,430				2020	2020	100	100	0				VALUATION BY												
Location	END	END	100	1 CONDO										100%	-	2022	HX Base Yr 2022										STANDARD											
View	MARSH	MARSH	100																							Tax Group: 5												
Balcony	PRC/PAT/DK	PRC/PAT/DK	100																							Tax Dist:												
Bedrooms		3	100																							BUILDING MARKET VALUE												
Bathrooms		2.5	100																							TOTAL MARKET OB/XF VALUE												
Oth Rooms		6	100																							TOTAL LAND VALUE - MARKET												
																										TOTAL MARKET VALUE												
																										SOH/AGL Deduction												
																										ASSESSED VALUE												
																										TOTAL EXEMPTION VALUE												
																										BASE TAXABLE VALUE												
																										TOTAL JUST VALUE												
																										NCON VALUE												
																										INCOME VALUE												
																										PREVIOUS YEAR MKT VALUE												
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																																	