VILLA UNIT 3106
MARSH VIEW VILLAS OR 2219/372

BELTON TRACY M FAMILY TRUST/BELTON TRACY M TRUSTEE
525 W MAIN STREET
TAVARES, FL 32778

2026

01-6N-29-V310-3106-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Bedrooms		4 100
Bathrooms		3 100
Oth Rooms		6 100
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	2,769			2,769	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		2,769				2022	2022	100	100	0		

1 CONDO 0% - 0 HX Base Yr

3106 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	1,420,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,420,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,420,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,420,000
TOTAL JUST VALUE	1,420,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,413,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002999	DEMO/NEW CONSTR	356,832	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1316	5/23/2024	QC	U	I	11	100
GRANTOR: BELTON FREDERICK C &						
GRANTEE: BELTON TRACY M FAMI						
2193/1547	4/30/2018	WD	Q	I	01	200,500
GRANTOR: ALSTON WALTER J & DEB						
GRANTEE: BELTON FREDERICK 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 07/09/2026 BY SYS