VILLA UNIT 3112
IN OR 2220/882
MARSH VIEW VILLAS OR 2219/372

BRATCHES JANICE C
3112 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-V310-3112-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Balcony	CVD/SCN PR	CVD/SCN PR 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,982			1,982	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		1,982				1974	1974	100	100	0		

1 CONDO 100% - 2019 HX Base Yr 2019

3112 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		868,300
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		868,300
SOH/AGL Deduction		299,310
ASSESSED VALUE		568,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		517,579
TOTAL JUST VALUE		868,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		864,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004633	XFOB - PORCH & DE	46,882	06/27/2019
P014672	NEW CONSTR	0	04/01/2001
E017869	NEW CONSTR	4,000	03/01/2001
B007122	DEMOLITION	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0882	8/30/2018	WD	Q	I	01	570,000
GRANTOR: FONTAINE FAMILY REV L						
GRANTEE: BRATCHES JANICE C						
2002/1480	9/11/2015	WD	Q	I	01	475,000
GRANTOR: MILLER CLARA VERN						
GRANTEE: FONTAINE FAMILY REV						

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