LOT 25
IN OR 1369/1957
FLORENCE POINT PB 4/109 & 110

DEMARCO BRENDA G
5441 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

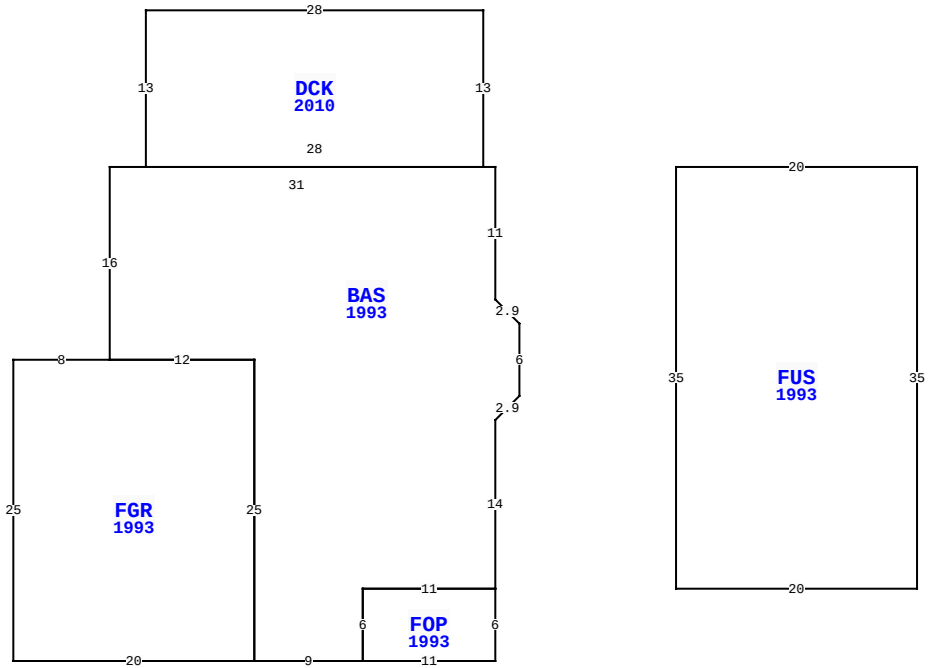
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	108,994
DCK	364	10	36	4,079
FGR	500	55	275	31,157
FOP	66	30	20	2,266
FUS	700	100	700	79,309
TOTALS	2,592		1,993	225,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	113.5820	134.88	268,816	1986	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2003 Heated Area: 1662 HX Base Yr 2003



5441 MARSH VIEW LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		225,805
TOTAL MARKET OB/XF VALUE		5,009
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		530,814
SOH/AGL Deduction		298,751
ASSESSED VALUE		232,063
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,063
TOTAL JUST VALUE		530,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1957	11/29/2005	WD	U	I	01	100
GRANTOR: DEMARCO JAMES R						
GRANTEE: DEMARCO BRENDA G						
0701/0804	3/29/1994	WD	Q	I		110,000
GRANTOR: MULLIN MICHAEL S						
GRANTEE: DEMARCO JAMES R & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2010] N13 W28 S13 E28$ W31 S16
FGR=[YR=1993] W8 S25 E20 N25 W12$ E12 S25 E9 FOP=[YR=1993]
E11 N6 W11 S6 $ N6 E11 N14 R2 U2 N6 L2 U2 N11$PTR= E15
FUS=[YR=1993] E20 S35W20 N35 $ W15 $.

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
1	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	1986	1986	3	52	2,271	
2	0811	CONCRETE B	0	100	70	3	210.00	SF	5.20	5.20	100	1986	1986	3	52	568	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 5,009

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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS