LOT 28
IN OR 792/878
FLORENCE POINT PB 4/109 & 110

BLACKWELL VICTOR A & VICTORIA
5465 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

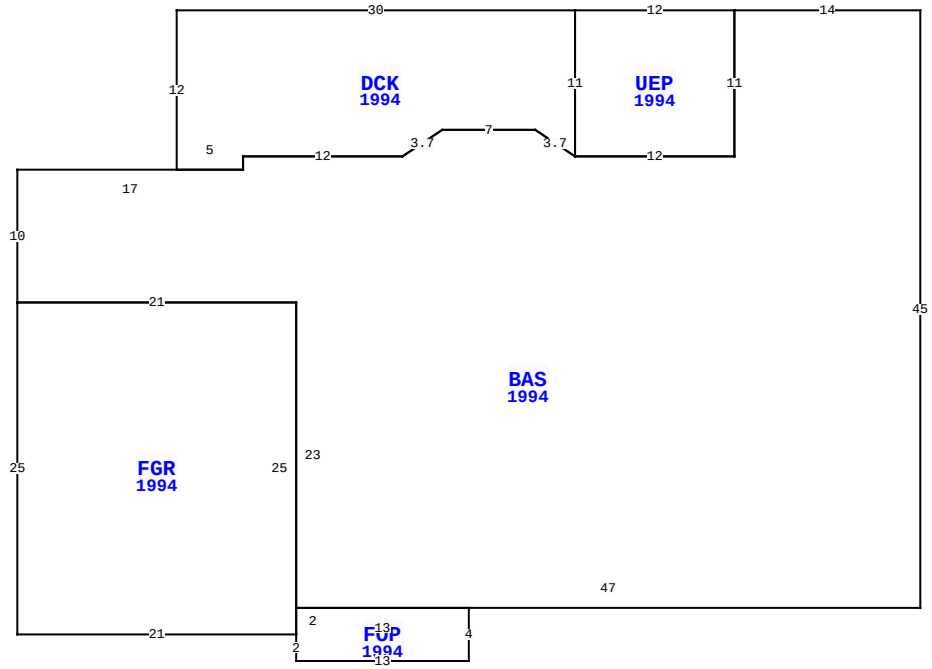
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,986	100	1,986	214,150
DCK	315	10	32	3,451
FGR	525	55	289	31,163
FOP	52	30	16	1,725
UEP	132	60	79	8,519
TOTALS	3,010		2,402	259,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,402	110.7400	131.50	315,863	1986	1986	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2022 Heated Area: 1986 HX Base Yr



5465 MARSH VIEW LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,008
TOTAL MARKET OB/XF VALUE		5,045
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		564,053
SOH/AGL Deduction		0
ASSESSED VALUE		564,053
TOTAL EXEMPTION VALUE	13	564,053
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		564,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501733	REPAIR/RRF	4,000	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0792/0878	5/06/1997	WD	Q	I		120,000
GRANTOR: CHRISTENSEN ANNE S						
GRANTEE: BLACKWELL VICTOR A						
0500/1272	10/01/1986	WD	Q	I		121,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 UEP=[YR=1994] W12 DCK=[YR=1994] W30 S12 E5 N1 E12 U2 R3 E7 D2 R3 N11$ S11 E12 N11$ S11 W12 U2 L3 W7 D2 L3 W12 S1 W17 S10 FGR=[YR=1994] S25 E21 FOP=[YR=1994] S2E13 N4 W13 S2$ N25 W21$ E21 S23 E47 N45$.

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	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	100	1986	1986	3	52	3,245	
2	0825	BRICK	0	100	13	3	39.00	SF	12.50	12.50	100	1986	1986	3	83	405	
3	0825	BRICK	0	100	60	2	120.00	SF	12.50	12.50	100	1998	1998	3	93	1,395	

LAND DESCRIPTION

TOTAL OB/XF 5,045

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