LOT 32 IN OR 2412/1522
(EX OR 1530/1389) &
PT OF LOT 31 IN OR 2158/946

MOLINEAUX MICHAEL & TERRI
5470 MARSH VIEW LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0032-0000

BUILDING CHARACTERISTICS

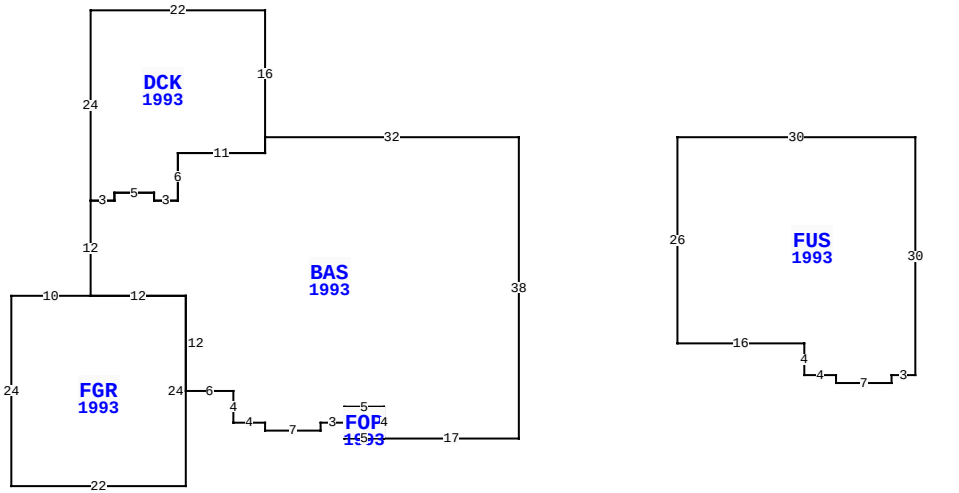
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,654	100	1,654	213,977
DCK	457	10	46	5,951
FGR	528	55	290	37,517
FOP	20	30	6	776
FUS	843	100	843	109,059
TOTALS	3,502		2,839	367,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,839	123.0960	146.18	415,005	1987	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2022 Heated Area: 2497 HX Base Yr 2022



5470 MARSH VIEW LN, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		367,279
TOTAL MARKET OB/XF VALUE		3,897
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		671,176
SOH/AGL Deduction		271,379
ASSESSED VALUE		399,797
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		349,797
TOTAL JUST VALUE		671,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/1522	11/25/2020	WD	Q	I	01	550,000
GRANTOR: POULSEN CHRISTINE W C						
GRANTEE: MOLINEAUX MICHAEL &						
2158/0946	9/27/2007	WD	U	V	06	100
GRANTOR: WILLIAMS JAMES MICHAE						
GRANTEE: CLOWER CHRISTINE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 DCK=[YR=1993] N16 W22 S24 E3 N1 E5 S1 E3 N6 E11 N2$ S2 W11 S6W3 N1 W5 S1 W3 S12 FGR=[YR=1993] W10 S24E22 N24 W12$ E12 S12 E6 S4 E4 S1 E7 N1 E3 FOP=[YR=1993] S2 E5 N4 W5 S2$ N2 E5 S4 E17 N38$ PTR=E20 FUS=[YR=1993] E30 S30 W3 S1 W7 N1 W4 N4 W16 N26$ W20$.

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	48	16	792.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,245	
2	0810	CONCRETE A	0	100	31	3	105.00	SF	6.50	6.50	100	1987	1987	3	54.5	372	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 3,897

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