LOT 33
FLORENCE POINT PB 4/109 & 110

MCKENDREE CARSON &/AUSTIN JENNA
5462 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

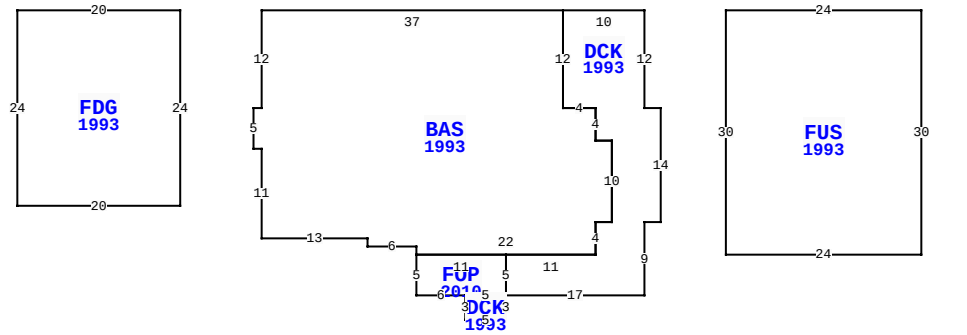
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,175	100	1,175	128,867
DCK	15	10	2	219
DCK	321	10	32	3,510
FDG	480	60	288	31,586
FOP	55	30	16	1,755
FUS	720	100	720	78,965
TOTALS	2,766		2,233	244,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	110.9360	131.74	294,175	1983	1983	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2023 Heated Area: 1895 HX Base Yr 2023



5462 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		244,901
TOTAL MARKET OB/XF VALUE		5,687
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		550,588
SOH/AGL Deduction		0
ASSESSED VALUE		550,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		500,588
TOTAL JUST VALUE		550,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0966	1/14/2022	WD	Q	I	01	489,500
GRANTOR: LIN REBEKAH G & KEVIN						
GRANTEE: MCKENDREE CARSON &						
2207/0054	6/27/2018	WD	Q	I	02	360,000
GRANTOR: SLOPER MICHAEL E & PA						
GRANTEE: LIN REBEKAH G & KEV						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W10 BAS=[YR=1993] W37 S12 W1 S5 E1 S11 E13 S1 E6 S1 FOP=[YR=2010] S5 E6 DCK=[YR=1993] S3 E5 N3 W5$ E5 N5 W11$ E22 N4 E2 N10 W2 N4 W4 N12 $ S12 E4 S4 E2 S10 W2 S4 W11 S5 E17 N9 E2 N14 W2 N12 $ PTR= E10 FUS=[YR=1993] E24 S30 W24 N30 $ W10 $ PTR= W57 FDG=[YR=1993] W20 S24 E20N24 $ E57 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1983	1983	3	44	915	
3	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00	100	1990	1990	3	62	2,812	

LAND DESCRIPTION

TOTAL OB/XF 5,687

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	0003	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