

CRESCENZO JOHN WILLIAM &/GRANGER MORGAN EMILY
5454 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

00-00-30-0250-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										16 WD FR STUC 70										0900 01 2,208 120.4959 143.09 315,943 1983 1993 0 0 14.50 85.50									
Exterior Wall										12 CEDAR 30										1 SNGL FAM - 100% - 2022 Heated Area: 1925 HX Base Yr 2022									
Roof Structur										03 GABLE/HIP 100										270,131									
Roof Cover										03 COMP SHNGL 100										9,903									
Interior Wall										05 DRYWALL 100										300,000									
Interior Floo										14 CARPET 60										580,034									
Interior Floo										11 CLAY TILE 40										155,812									
Air Condition										03 CENTRAL 100										424,222									
Heating Type										04 AIR DUCTED 100										50,000									
Bedrooms										3 100										374,222									
Bathrooms										3 100										580,034									
Frame										02 WOOD FRAME 100										0									
Stories										1. 1. 100										NCON VALUE									
Units										0 100										INCOME VALUE									
BUD8 Adjustme										05 DIST 1A 100										PREVIOUS YEAR MKT VALUE									
Occupancy										00 NONE 100										411,866									
Quality										04 Quality Level 04																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA										03									
NEIGHBORHOOD/LOC										3035.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL GROSS AREA										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										528 100										528 64,597									
BAS										1,309 100										1,309 160,146									
FGR										506 55										278 34,011									
FOP										18 30										5 611									
SFB										110 80										88 10,766									
TOTALS										2,471										2,208 270,131									
EXTRA FEATURES										5454 MARSH VIEW LN, FERNANDINA BEACH																			
BLD DATE										LGL DATE																			
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
L N										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									
2 1242										WD DECK A										0 100 0 0									
3 0825										BRICK										0 100 0 0									
4 0446										BOX FNC 6'										0 100 0 0									
5 1126										CB/STC 8"										0 100 0 0									
6 0877										JACUZZI										0 100 0 0									
TOTAL OB/XF										9,903																			
LAND DESCRIPTION										TOTAL OB/XF										9,903									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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										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																													