

LOT 35
IN OR 1985/1546
FLORENCE POINT PB 4/109 & 110

ASKEY ROBERT NORMAN/MCDONALD CAROL ANN
5446 MARSHVIEW LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

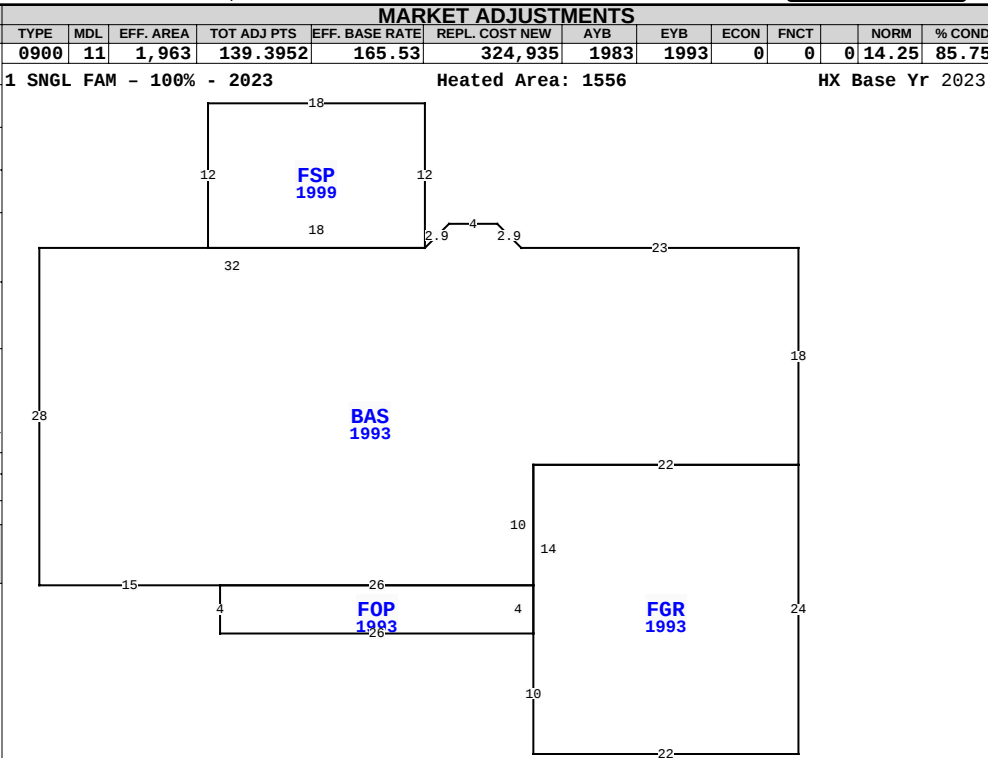
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	220,862
FGR	528	55	290	41,163
FOP	104	30	31	4,400
FSP	216	40	86	12,207

TOTALS	2,404		1,963	278,632
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	48	16		768.00	SF 5.20
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
3	0855	CONC PAVER	0	100	34	3		102.00	SF 10.00
4	0810	CONCRETE A	0	100	0	0		68.00	SF 6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
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5446 MARSH VIEW LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 8								Tax Dist:	
BUILDING MARKET VALUE								278,632	
TOTAL MARKET OB/XF VALUE								4,870	
TOTAL LAND VALUE - MARKET								300,000	
TOTAL MARKET VALUE								583,502	
SOH/AGL Deduction								0	
ASSESSED VALUE								583,502	
TOTAL EXEMPTION VALUE								HX HB 50,000	
BASE TAXABLE VALUE								533,502	
TOTAL JUST VALUE								583,502	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								415,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213135	REPAIR/RRF	9,400	09/03/2012
R991668	REPAIR/RRF	3,000	04/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2421/0774	12/28/2020	WD	Q	I	01	430,000	
GRANTOR: FRANK EVAN							
GRANTEE: ASKEY ROBERT NORMAN							
1985/1546	6/15/2015	WD	Q	I	01	340,000	
GRANTOR: REINGOLD WILLIAM S &							
GRANTEE: FRANK EVAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 U2 L2 W4 L2 D2 FSP=[YR=1999] N12 W18 S12 E18 \$ W32 S28 E15 FOP=[YR=1993] S4 E26 FGR=[YR=1993] S10 E22 N24 W22 S14 \$ N4 W26 \$ E26 N10 E22 N18 \$.									