

LOT 37
IN OR 731/14
FLORENCE POINT PB 4/109 & 110

MACQUEEN PAMELA Y
5430 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0037-0000



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 Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
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	1,576	100	1,576	167,348
FGR	462	55	254	26,971
FOP	20	30	6	637
FSP	399	40	160	16,990
FSP	40	40	16	1,699
TOTALS	2,497		2,012	213,645

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	
5	0861	POOL GUNIT	0	100	0	0	298.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	100	0	0	498.00	SF	7.25	7.25	
7	0910	SCRN RM L	0	100	0	0	835.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,012	107.4080	127.55	256,631	1984	1984	0	0	0 16.75	83.25
1 SNGL FAM - 100% - 1997											
Heated Area: 1576											
HX Base Yr 1997											
5430 MARSH VIEW LN, FERNANDINA BEACH											

TOTAL OB/XF											
14,482											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		213,645	
TOTAL MARKET OB/XF VALUE		14,482	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		528,127	
SOH/AGL Deduction		346,169	
ASSESSED VALUE		181,958	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		126,958	
TOTAL JUST VALUE		528,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703819	XFOB	4,892	04/01/1997
E973487	CHNGE SRVC	1,175	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0731/0014	6/07/1995	WD	Q	I	
GRANTOR: DOWNS JOHN P & PAMELA					108,500
GRANTEE: MACQUEEN RAYMOND J					
0523/0622	7/31/1987	WD	Q	I	
GRANTOR: WILSON THOMAS					98,500
GRANTEE: DOWNS JOHN B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W13 FSP=[YR=2010] W10 S4 E10 N4\$ S4 W10 N4 W13 S6 W2 S6 BAS=[YR=1993] W18 S28 E31 FOP=[YR=1993] E5 FGR=[YR=1993] S22 E21 N22 W21\$ N4 W5 S4\$ N4 E5 S4 E21 N28 W39\$ E37 N5 E1 N7\$.											