LOT 2
MARSH VIEW TOWNHOMES
OR 2375/1760

PROCTOR KENNETH M &/CRAWFORD JOHN KEITH
88074 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2023

37-2N-28-2092-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

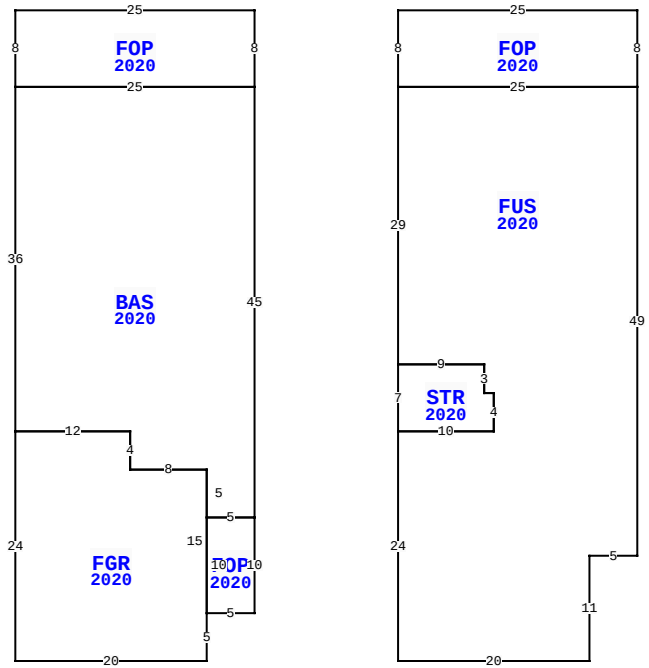
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	977	100	977	127,079
FGR	448	55	246	31,997
FOP	50	30	15	1,951
FOP	200	30	60	7,804
FOP	200	30	60	7,804
FUS	1,378	100	1,378	179,238
STR	67	10	7	911
TOTALS	3,320		2,743	356,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,743	137.6688	130.79	358,757	2020	2020	0	0	0	0.55	99.45

1 TOWNHOUSE – 100% - 2023 Heated Area: 2355 HX Base Yr 2023



88074 MARSH VIEW WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		356,784
TOTAL MARKET OB/XF VALUE		39,071
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		570,855
SOH/AGL Deduction		34,681
ASSESSED VALUE		536,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		486,174
TOTAL JUST VALUE		570,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903337	CO ISSUED	0	03/11/2021
B1903337	NEW CONSTR	320,724	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0225	4/27/2021	SW	Q	I	01	669,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: PROCTOR KENNETH M &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W25 S8 BAS=[YR=2020] S36 FGR=[YR=2020] S24 E20 N5 FOP=[YR=2020] E5 N10 W5 S10$ N15 W8 N4 W12$ E12 S4 E8 S5 E5 N45 W25$ E25 N8$ PTR= E15 FOP=[YR=2020] E25 S8 FUS=[YR=2020] S49 W5 S11 W20 N24 STR=[YR=2020] N7 E9 S3 E1 S4 W10$ E10 N4 W1 N3 W9 N29 E25$ W25 N8$ W15$.

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	0921	CWALL-CC P	0	100	0	0	39.00	LF	660.00	660.00	100	2020	2020	3	99	25,483	
2	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00	10.00	100	2020	2020	3	99	416	
3	0855	CONC PAVER	0	100	0	0	626.00	SF	10.00	10.00	100	2020	2020	3	99	6,197	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2020	2020	3	93	6,975	

LAND DESCRIPTION

TOTAL OB/XF 39,071

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	000116	C	SFR MARSH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 08/20/2020 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS