

LOT 3
MARSH VIEW TOWNHOMES
OR 2375/1760

SPARKMAN WADE
88070 MARSH VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-2092-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
BAS	999	100
FGR	426	55
FOP	55	30
FOP	200	30
FOP	200	30
FUS	1,408	100
STR	62	10
TOTALS	3,350	2,783

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,783	132.0384	125.44	349,100	2022	2022	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2023											
Heated Area: 2407											
HX Base Yr 2023											
88070 MARSH VIEW WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			349,100
TOTAL MARKET OB/XF VALUE			36,702
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			560,802
SOH/AGL Deduction			304,123
ASSESSED VALUE			256,679
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			206,679
TOTAL JUST VALUE			560,802
NCON VALUE			356,027
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,762
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
22018350	12/13/2022	SW Q I	01
22110294	08/05/2021		
GRANTOR: ARTISAN HOMES LLC			
GRANTEE: SPARKMAN WADE			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2022] W25 S8 BAS=[YR=2022] S45 FOP=[YR=2022] S11 E5 FGR=[YR=2022] S4 E20 N25 W4 S5 W13 N2 W3 S18\$ N11 W5\$ E5 N7 E3 S2 E13 N5 E4 N35 W25\$ E25 N8\$ PTR=E15 FOP=[YR=2022] E25 S8 FUS=[YR=2022] S28 STR=[YR=2022] S7 W8 N4 W2 N3 E10\$ W10 S3 E2 S4 E8 S25 W20 N6 W5 N54 E25\$ W25 N8\$ W15\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0921	CWALL-CC P	0 100	0	0	33.00	LF	660.00	660.00	100	2020
2	0855	CONC PAVER	0 100	0	0	461.00	SF	10.00	10.00	100	2022
3	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	10.00	100	2022
4	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100			0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 36,702											
REVIEW DATE 12/12/2022 BY DJ											
Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000											