

LOT 4
MARSH VIEW TOWNHOMES
OR 2375/1760

RHODES EDGAR LEEON & LILA KAY
88066 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2023

37-2N-28-2092-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	10	ABOVE AVG 90	0320	01	2,758	131.3760	124.81	344,226	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD															
Exterior Wall	16	WD FR STUC 10	1 TOWNHOUSE - 100% - 2023													Heated Area: 2383														
Roof Structure	08	IRREGULAR 100														HX Base Yr 2023														
Roof Cover	13	STAND SEAM 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	13	LVT/LAMNT 100																												
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	1,000	100	1,000	124,810																										
FGR	425	55	234	29,206																										
FOP	50	30	15	1,872																										
FOP	200	30	60	7,489																										
FOP	200	30	60	7,489																										
FUS	1,383	100	1,383	172,612																										
STR	62	10	6	749																										
TOTALS			3,320	2,758	344,226																									
EXTRA FEATURES			88066 MARSH VIEW WAY, FERNANDINA BEACH																											
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	0921	CWALL-CC P	0	100	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	99	21,562														
2	0855	CONC PAVER	0	100	0	0	461.00	SF	10.00	10.00	100	2022	2022	3	100	4,610														
3	0855	CONC PAVER	0	100	13	3	39.00	SF	10.00	10.00	100	2022	2022	3	100	390														
4	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2022	2022	3	100	20,000														
TOTAL OB/XF 46,562																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
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 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																														