LOT 7
MARSH VIEW TOWNHOMES
OR 2375/1760

TRAIN HOLDING LLC
1216 HUNTERS TRAIL
HOPE MILLS, NC 28348

2023

37-2N-28-2092-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.500		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

88054 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	0
TOTAL MARKET OB/XF VALUE	21,562
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	196,562
SOH/AGL Deduction	6,524
ASSESSED VALUE	190,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,038
TOTAL JUST VALUE	196,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002512	NEW CONSTR	344,491	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/988	6/21/2023	SW	Q	I	01	687,100

GRANTOR: ARTISAN HOMES LLC
GRANTEE: TRAIN HOLDING LLC

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	99	21,562	

LAND DESCRIPTION

TOTAL OB/XF 21,562

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS