

LOT 9
MARSH VIEW TOWNHOMES
OR 2375/1760

TURNER JUDITH H
85214 BLACKMON ROAD
YULEE, FL 32097

2023

37-2N-28-2092-0009-0000



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	13 LVT/LAMNT 60
Interior Floor	14 CARPET 40
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. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4015.500
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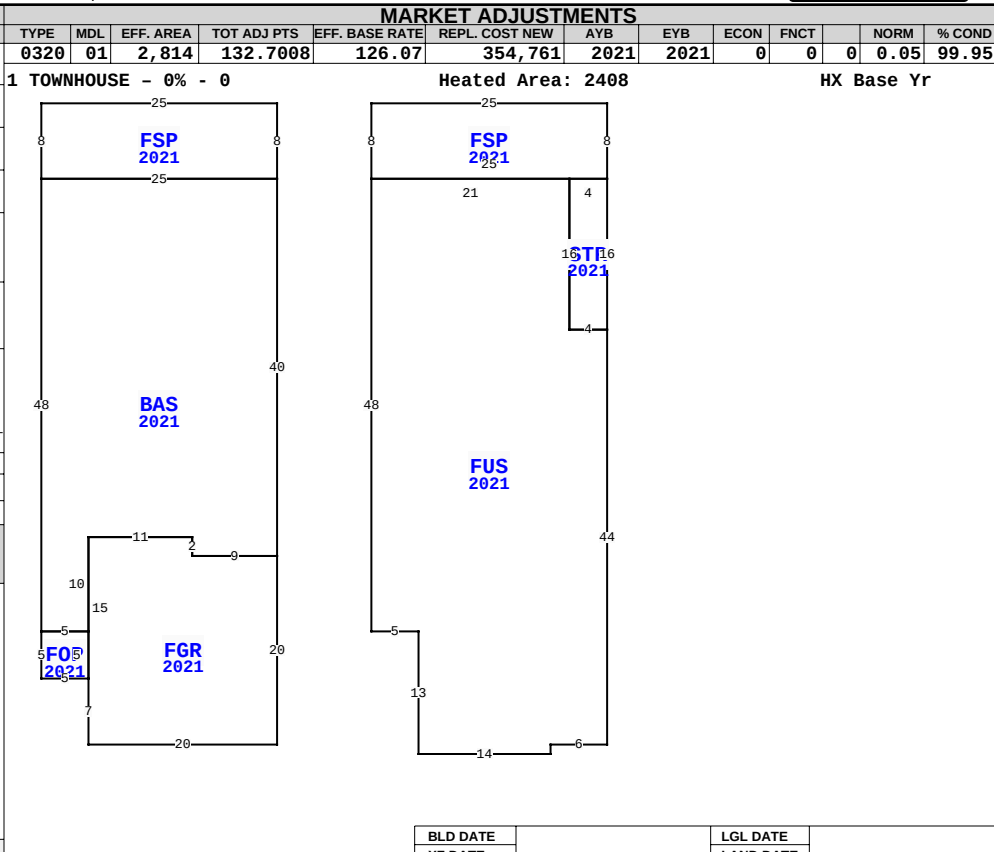
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1,018	128,275
FGR	422	55	232	29,233
FOP	25	30	8	1,008
FSP	200	40	80	10,081
FSP	200	40	80	10,081
FUS	1,390	100	1,390	175,149
STR	64	10	6	756
TOTALS	3,319		2,814	354,584

EXTRA FEATURES	
L N	OB/XF CODE

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	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	99	21,562	
2	0855	CONC PAVER	0	0	0	695.00	SF	10.00	10.00	100	2021	2021	3	100	6,950	
3	0600	SUMMER KIT	0	0	0	1.00	UT	7,500.00	7,500.00	100	2021	2021	3	97	7,275	

LAND DESCRIPTION	
L N	USE CODE

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	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							



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

88046 MARSH VIEW WAY, FERNANDINA BEACH

TOTAL OB/XF		35,787
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
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VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		354,584
TOTAL MARKET OB/XF VALUE		35,787
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		565,371
SOH/AGL Deduction		8,679
ASSESSED VALUE		556,692
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		556,692
TOTAL JUST VALUE		565,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003767	CO ISSUED	0	01/03/2022
B2003767	NEW CONSTR	324,942	09/01/2020

SALES DATA	
OFF RECORD Number	DATE
2527/1114	12/14/2021

TYPE INST	Q I	V I	RSN CD	SALE PRICE
SW	Q	I	01	629,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: TURNER JUDITH H

BUILDING DIMENSIONS	
FSP=[YR=2021]	W25 S8 BAS=[YR=2021]
FGR=[YR=2021]	S7 E20 N20 W9 N2 W11 S15\$ N5 W5\$ E5 N10 E11 S2
E9 N40 W25\$ E25 N8\$ PTR=	E10 FSP=[YR=2021] E25 S8
STR=[YR=2021]	S16 FUS=[YR=2021] S44 W6 S1 W14 N13 W5 N48
E21 S16 E4\$ W4 N16 E4\$ W25 N8\$ W10\$.	