

LOT 11
MARSH VIEW TOWNHOMES
OR 2375/1760

BARTH ELAINE PIERCE LIVING TRUST/ROBERTSON LIVING
88038 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2023

37-2N-28-2092-0011-0000



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	2,793	138.8832	131.94	368,508	2020	2020	0	0	0.55	99.45	STANDARD														
Exterior Wall	16	WD FR STUC 10	1 TOWNHOUSE - 100% - 2022													Heated Area: 2365													
Roof Structure	08	IRREGULAR 100	25													HX Base Yr 2022													
Roof Cover	13	STAND SEAM 100	25																										
Interior Wall	05	DRYWALL 80	8																										
Interior Wall	06	CUST PANEL 20	8																										
Interior Floor	12	HARDWOOD 80	25																										
Interior Floor	11	CLAY TILE 20	25																										
Air Condition	03	CENTRAL 100	25																										
Heating Type	04	AIR DUCTED 100	25																										
Bedrooms		3 100	25																										
Bathrooms		2 100	25																										
Frame	02	WOOD FRAME 100	25																										
Stories	2.	2. 100	25																										
Units		0 100	25																										
Occupancy	00	NONE 100	25																										
Quality	06	Quality Level 06	25																										
DOR CODE	0100	SINGLE FAMILY	25																										
MAP NUM		MKT AREA	25																										
NEIGHBORHOOD/LOC	4015.500		25																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	977	100	977	128,196																									
FGR	448	55	246	32,278																									
FOP	50	30	15	1,968																									
FSP	200	40	80	10,497																									
FSP	200	40	80	10,497																									
FUS	1,388	100	1,388	182,126																									
STR	67	10	7	919																									
TOTALS	3,330		2,793	366,481																									
EXTRA FEATURES				88038 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	14	3	42.00	SF	10.00	10.00	100	2020	2020	3	99	416													
3	0855	CONC PAVER	0	100	24	16	384.00	SF	10.00	10.00	100	2020	2020	3	99	3,802													
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																													
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 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																													

VALUATION BY

Tax Group: 7

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] E25 S8 BAS=[YR=2020] S36 FGR=[YR=2020] S24 W20 N5 FOP=[YR=2020] W5 N10 E5 S10\$ N15 E8 N4 E12\$ W12 S4 W8 S5 W5 N45 E25\$ W25 N8\$ PTR= W15 FSP=[YR=2021] W25 S8 FUS=[YR=2020] S49 E5 S11 E6 S1 E10 N1 E4 N24 STR=[YR=2020] N7 W9 S3 W1 S4 E10\$ W10 N4 E1 N3 E9N29 W25 \$ E25 N8\$ E15\$.