LOT 16
MARSH VIEW TOWNHOMES
OR 2375/1760

ARTISAN HOMES LLC
9995 GATE PARKWAY N STE 400
JACKSONVILLE, FL 32246

2023

37-2N-28-2092-0016-0000

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

88018 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	42,471
TOTAL LAND VALUE - MARKET	166,250
TOTAL MARKET VALUE	208,721
SOH/AGL Deduction	10,404
ASSESSED VALUE	198,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,317
TOTAL JUST VALUE	208,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002460	NEW CONSTR	392,147	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	65.00	LF	660.00	660.00	100	2020	2020	3	99	42,471	

LAND DESCRIPTION

TOTAL OB/XF 42,471

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	0.95	175,000.00	166,250.00	166,250							

REVIEW DATE 11/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 166,250 Market: 0 Agricultural: 0 Common: 166,250 PRINTED 08/02/2023 BY SYS