

LOTS 221 & SLY 1/2 OF 222
IN OR 2064/1369
ESMT PT OR 493/636

DAVID FASHINGBAUER TRUST/FASHINGBAUER DAVID J TRUS
93010 MARSH LANDING
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0221-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

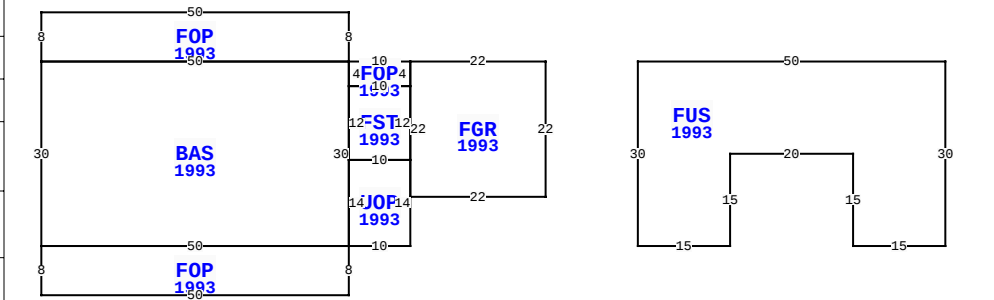
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	191,930
FGR	484	55	266	34,035
FOP	40	30	12	1,535
FOP	400	30	120	15,354
FOP	400	30	120	15,354
FST	120	55	66	8,445
FUS	1,200	100	1,200	153,544
UOP	140	20	28	3,583
TOTALS	4,284		3,312	423,780

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0 100	24	18	432.00	SF	6.50	6.50	100	1991	1991	3	64	1,797	
3	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	1990	1990	3	20	32	
4	1242	WD DECK A	0 100	5	3	15.00	SF	10.00	10.00	100	1990	1990	3	20	30	
5	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	1990	1990	3	20	32	
6	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	1990	1990	3	20	32	
7	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	2004	2004	3	24	1,152	
8	0803	ASPHALT C	0 100	0	0	5,462.00	SF	2.00	2.00	100	2004	2004	3	56	6,117	
9	0300	BOAT DCK W	0 100	0	0	800.00	SF	40.00	40.00	100	2010	2010	3	64	20,480	
10	0525	GAZEBO	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	40	4,000	

LAND DESCRIPTION			TOTAL OB/XF 36,122													
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
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00

REVIEW DATE 03/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	119.7196	142.17	470,867	1990	2002	0	0	10.00	90.00
1 SNGL FAM - 100% - 2001 Heated Area: 2700 HX Base Yr 2001											



NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE				423,780	
TOTAL MARKET OB/XF VALUE				36,122	
TOTAL LAND VALUE - MARKET				175,000	
TOTAL MARKET VALUE				634,902	
SOH/AGL Deduction				288,081	
ASSESSED VALUE				346,821	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				296,821	
TOTAL JUST VALUE				634,902	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				515,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108800	REPAIR/RRF	7,840	08/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2064/1369	10/28/2015	WD U	I	11	
GRANTOR: FASHINGBAUER DAVID JO					
GRANTEE: DAVID FASHINGBAUER					
0956/1043	11/01/2000	WD Q	I		
GRANTOR: ROBINSON MARY W & ROB					
GRANTEE: FASHINGBAUER DAVID					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1993] W22 FOP=[YR=1993] W10 FOP=[YR=1993] N8 W50 S8 BAS=[YR=1993] S30 FOP=[YR=1993] S8 E50 N8UOP=[YR=1993] E10 N14 FST=[YR=1993] N12 W10 S12 E10 \$ W10 S14 \$ W50 \$ E50 N30 W50 \$ E50 \$ S4 E10 N4 \$ S22 E22 N22 \$ PTR= E15 FUS=[YR=1993] E50 S30 W15 N15 W20 S15 W15 N30 \$ W15 \$.					