LOT 25
IN OR 1369/1957
FLORENCE POINT PB 4/109 & 110

DEMARCO BRENDA G
5441 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0250-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

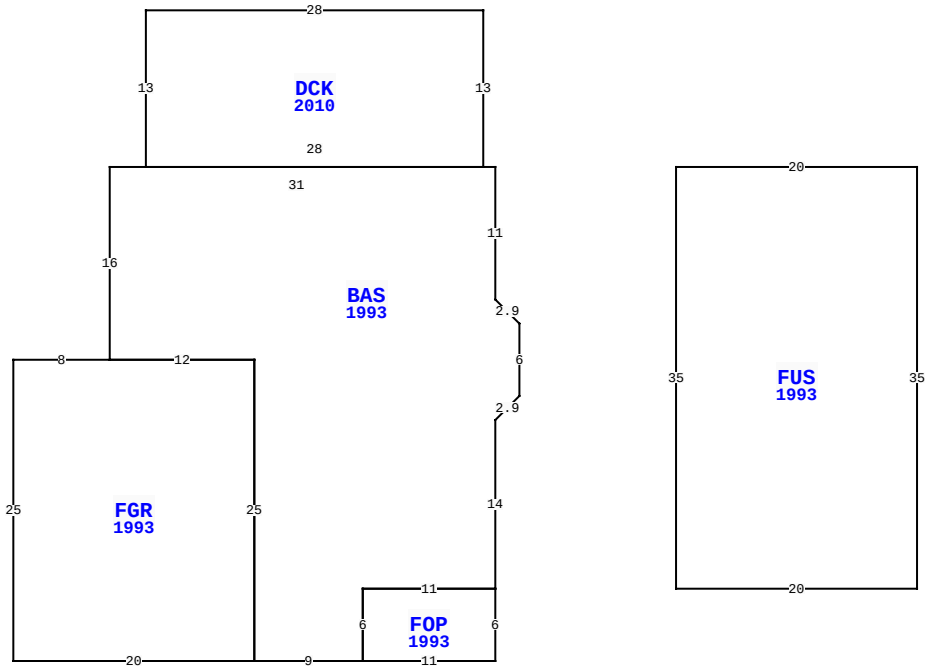
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3035.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 962 | 100 | 962 | 114,048 |
| DCK | 364 | 10 | 36 | 4,268 |
| FGR | 500 | 55 | 275 | 32,603 |
| FOP | 66 | 30 | 20 | 2,371 |
| FUS | 700 | 100 | 700 | 82,987 |
| TOTALS | 2,592 | | 1,993 | 236,277 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,993 | 113.5820 | 141.98 | 282,966 | 1986 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM – 100% - 2003 Heated Area: 1662 HX Base Yr 2003




5441 MARSH VIEW LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/18/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,277 |
| TOTAL MARKET OB/XF VALUE | | 4,803 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 591,080 |
| SOH/AGL Deduction | | 352,055 |
| ASSESSED VALUE | | 239,025 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 189,025 |
| TOTAL JUST VALUE | | 591,080 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 530,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1369/1957 | 11/29/2005 | WD | U | I | 01 | 100 |
| GRANTOR: DEMARCO JAMES R | | | | | | |
| GRANTEE: DEMARCO BRENDA G | | | | | | |
| 0701/0804 | 3/29/1994 | WD | Q | I | | 110,000 |
| GRANTOR: MULLIN MICHAEL S | | | | | | |
| GRANTEE: DEMARCO JAMES R & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2010] N13 W28 S13 E28$ W31 S16
FGR=[YR=1993] W8 S25 E20 N25 W12$ E12 S25 E9 FOP=[YR=1993]
E11 N6 W11 S6 $ N6 E11 N14 R2 U2 N6 L2 U2 N11$PTR= E15
FUS=[YR=1993] E20 S35W20 N35 $ W15 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 840.00 | SF | 5.20 | 5.20 | 100 | 1986 | 1986 | 3 | 49.5 | 2,162 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 70 | 3 | 210.00 | SF | 5.20 | 5.20 | 100 | 1986 | 1986 | 3 | 49.5 | 541 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 60 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,803

| 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 | 000100 | C | SFR | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS