

PT OF LOTS 31 & 32
IN OR 2179/1578
FLORENCE POINT PB 4/109 & 110

FOX TERESA REVOCABALE TRUST/FOX TERESA H TRUSTEE
5480 MARSHVIEW LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	3035.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1,847	211,945
BAS	28	100	28	3,213
BAS	168	100	168	19,278
BAS	377	100	377	43,261
FGR	729	55	401	46,015
FOP	16	30	5	574
FOP	152	30	46	5,279
FUS	399	100	399	45,786
FUS	602	100	602	69,080
FUS	728	100	728	83,539
TOTALS	5,321		4,615	529,576

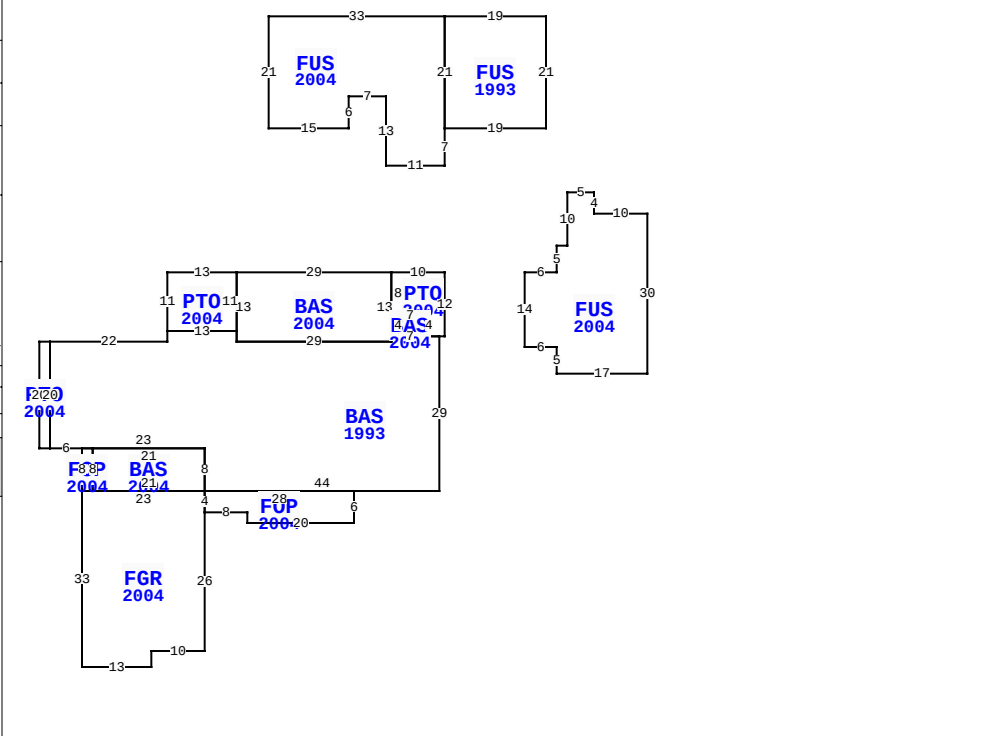
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0			2,851.00	SF	4.00				9,579	
2	0810	CONCRETE A	0	100	0	0			115.00	SF	6.50				628	
3	1129	STONE 8"	0	100	0	0			255.00	SF	7.88				1,928	
4	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				3,080	
5	0300	BOAT DCK W	0	100	81	4			324.00	SF	40.00				6,221	
6	0300	BOAT DCK W	0	100	9	12			108.00	SF	40.00				2,074	

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
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

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,615	100.8780	126.10	581,952	1985	2004	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2024												
Heated Area: 4149												
HX Base Yr 2024												



** This building has 13 Sub-Areas	BLD DATE	LGL DATE	06/18/2024	MLU
5480 MARSH VIEW LN, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																
23,510																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				529,576	
TOTAL MARKET OB/XF VALUE				23,510	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				903,086	
SOH/AGL Deduction				0	
ASSESSED VALUE				903,086	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				853,086	
TOTAL JUST VALUE				903,086	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				830,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0209635	CO ISSUED	0	05/03/2002
B0209635	ADDITION	127,679	05/03/2002
M950924	H/AC	0	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/1578	2/26/2018	WD	Q	I	01	701,500
GRANTOR: WILLIAMS JAMES MICHAEL						
GRANTEE: FOX TERESA REVOCABL						
0944/1251	8/14/2000	WD	U	I	06	100
GRANTOR: JONES BARRIE L						
GRANTEE: WILLIAMS JAMES MICH						

BUILDING NOTES																
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BUILDING DIMENSIONS																
PTO=[YR=2004] W10 BAS=[YR=2004] W29 PTO=[YR=2004] W13 S11 BAS=[YR=1993] S2 W22 PTO=[YR=2004] W2 S20 E2 N20 \$ S20 E6 FOP=[YR=2004] S8 FGR=[YR=2004] S33 E13 N3 E10 N26 FOP=[YR=2004] E8 S2 E20 N6 W28 S4 \$ N4 BAS=[YR=2004] N8 W21 S8 E21 \$ W23 \$ E2 N8 W2 \$ E23 S8 E44 N29 W2 BAS=[YR=2004] N4 W7 S4 E7 \$ W7 S1 W29 N2 W13 \$ E13 N11 \$ S13 E29 N13 \$ S8 E7 S4 E3 N12 \$ PTR= E15 FUS=[YR=2004] E6 N5 E2 N10 E5 S4 E10 S30 W17 N5 W6 N14 \$ W15 \$ PTR= N20 FUS=[YR=2004] N7 FUS=[YR=1993] E19 N21 W19 S21 \$ N21 W33 S21 E15 N6 E7 S13 E11 \$ S20 \$.																