LOT 37
FLORENCE POINT PB 4/109 & 110

LABEAUD LYLE J & MURIELLE REVOCABLE TRUST/LABEAUD
88034 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

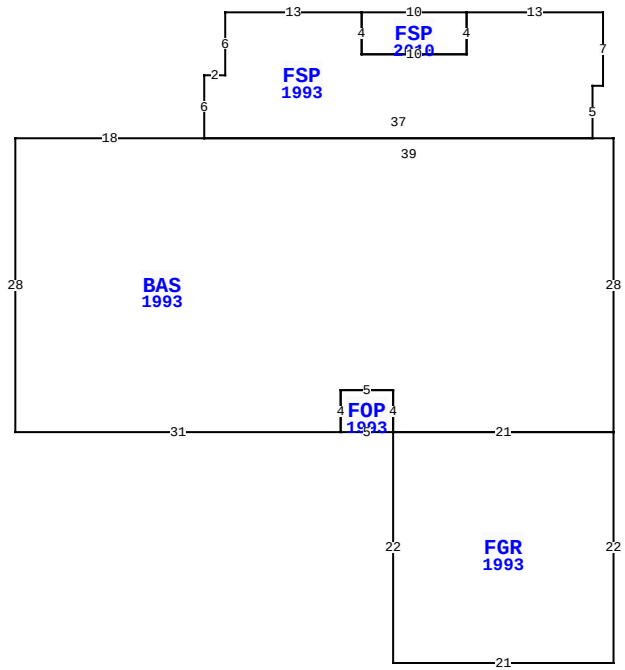
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,576	100	1,576	175,623
FGR	462	55	254	28,305
FOP	20	30	6	669
FSP	399	40	160	17,830
FSP	40	40	16	1,783
TOTALS	2,497		2,012	224,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,012	107.4080	134.26	270,131	1984	1984	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 1997 Heated Area: 1576 HX Base Yr 1997



5430 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		224,209
TOTAL MARKET OB/XF VALUE		14,242
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		588,451
SOH/AGL Deduction		401,034
ASSESSED VALUE		187,417
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		132,417
TOTAL JUST VALUE		588,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703819	XFOB	4,892	04/01/1997
E973487	CHNGE SRVC	1,175	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/568	6/14/2024	WD	Q	I	01	675,000
GRANTOR: MACQUEEN PAMELA Y						
GRANTEE: LABEAUD LYLE J & MU						
0731/0014	6/07/1995	WD	Q	I		108,500
GRANTOR: DOWNS JOHN P & PAMELA						
GRANTEE: MACQUEEN RAYMOND J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W13 FSP=[YR=2010] W10 S4 E10 N4$ S4 W10 N4 W13 S6 W2 S6 BAS=[YR=1993] W18 S28 E31 FOP=[YR=1993] E5 FGR=[YR=1993] S22 E21 N22 W21$ N4 W5 S4$ N4 E5 S4 E21 N28 W39$ E37 N5 E1 N7$.

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	723.00	SF	5.20	5.20	100	1984	1984	3	44	1,654	
2	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	1984	1984	3	44	297	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
4	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	1984	1984	3	20	160	
5	0861	POOL GUNIT	0	100	0	0	298.00	SF	85.00	85.00	100	1996	1996	3	20	5,066	
6	0845	KOOL DECK	0	100	0	0	498.00	SF	7.25	7.25	100	1996	1996	3	72	2,600	
7	0910	SCRN RM L	0	100	0	0	835.00	SF	15.00	15.00	100	1997	1997	3	20	2,505	

LAND DESCRIPTION

TOTAL OB/XF 14,242

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	0003	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