

LOT 3
MARSH VIEW TOWNHOMES
OR 2375/1760

SPARKMAN WADE TRACY & ELIZABETH MARIE
88070 MARSH VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-2092-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 90	0320	01	2,783	132.0384	125.44	349,100	2022	2022	0	0	0.05	99.95	STANDARD														
Exterior Wall	16	WD FR STUC 10	1 TOWNHOUSE - 100% - 2023													Heated Area: 2407													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2023													
Roof Cover	13	STAND SEAM 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	13	LVT/LAMNT 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4015.500																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	999	100	999	125,252																									
FGR	426	55	234	29,338																									
FOP	55	30	16	2,006																									
FOP	200	30	60	7,522																									
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FUS	1,408	100	1,408	176,532																									
STR	62	10	6	753																									
TOTALS		3,350	2,783	348,925																									
EXTRA FEATURES															88070 MARSH VIEW WAY, FERNANDINA BEACH														
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	0921	CWALL-CC P	0	100	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	98	21,344													
2	0855	CONC PAVER	0	100	0	0	461.00	SF	10.00	10.00	100	2022	2022	3	100	4,610													
3	0855	CONC PAVER	0	100	11	3	33.00	SF	10.00	10.00	100	2022	2022	3	100	330													
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000												
REVIEW DATE 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS																													