

LOT 4
MARSH VIEW TOWNHOMES
OR 2375/1760

RHODES EDGAR LEEON & LILA KAY
88066 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2024

37-2N-28-2092-0004-0000



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	2,758	131.3760	124.81	344,226	2022	2022	0	0	0.05	99.95	VALUATION BY STANDARD																							
Exterior Wall	16	WD FR STUC 10	1 TOWNHOUSE - 100% - 2023												Heated Area: 2383												HX Base Yr 2023											
Roof Structure	08	IRREGULAR 100	FOP 2022 FOP 2022 FUS 2022 STR 2022 FGR 2022 FOP 2022																																			
Roof Cover	13	STAND SEAM 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	13	LVT/LAMNT 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.	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	1,000	100	1,000	124,748																																		
FGR	425	55	234	29,191																																		
FOP	50	30	15	1,871																																		
FOP	200	30	60	7,485																																		
FOP	200	30	60	7,485																																		
FUS	1,383	100	1,383	172,526																																		
STR	62	10	6	749																																		
TOTALS			3,320	2,758	344,054																																	
EXTRA FEATURES			88066 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	13	3	39.00	SF	10.00	10.00	100	2022	2022	3	100	390																						
4	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2022	2022	3	100	20,000																						
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																																						