

LOT 8
MARSH VIEW TOWNHOMES
OR 2375/1760

NEIGHBORS RICHARD T
1107 HARPETH RIDGE DRIVE
FRANKLIN, TN 37069

2024

37-2N-28-2092-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
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	N/A 100

--	--	--

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4015.500

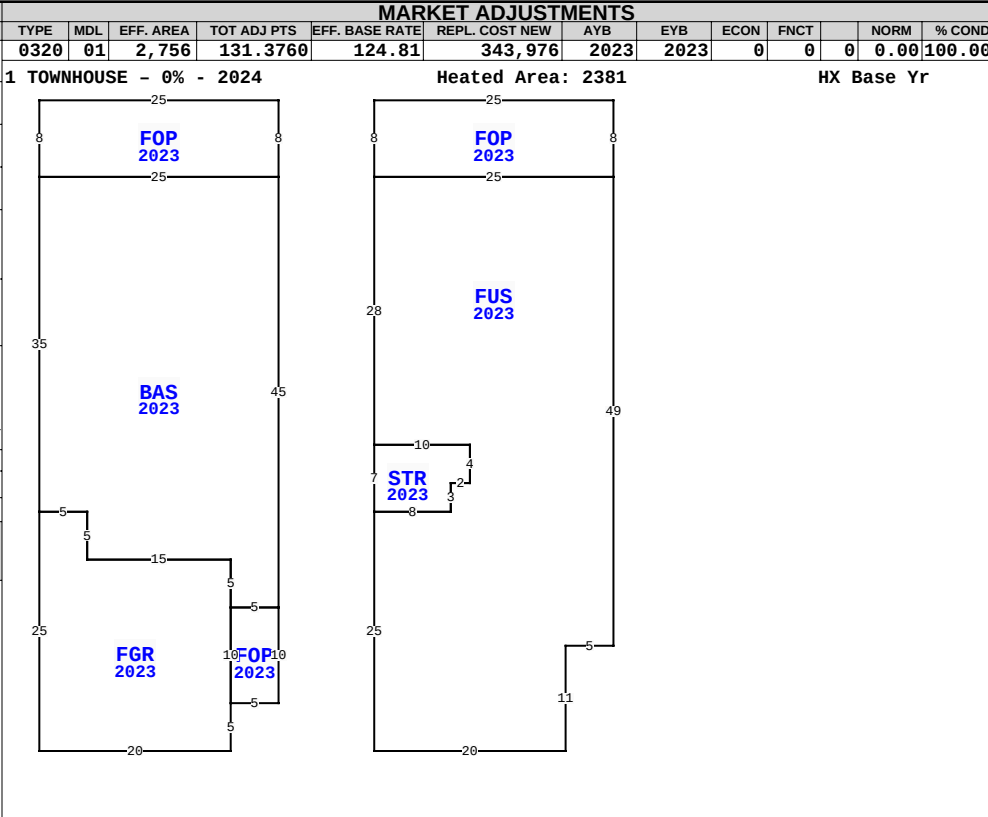
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	124,810
FGR	425	55	234	29,206
FOP	50	30	15	1,872
FOP	200	30	60	7,489
FOP	200	30	60	7,489
FUS	1,381	100	1,381	172,363
STR	64	10	6	749
TOTALS	3,320		2,756	343,976

EXTRA FEATURES

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	0	0	0		33.00	LF 660.00	100	2020	2020	3	98	21,344	
2	0855	CONC PAVER	0	0	0	0		538.00	SF 10.00	100	2023	2023		100	5,380	
3	0410	ELEVATOR	0	0	0	0		1.00	UT 10,000.00	100	2023	2023		100	10,000	

LAND DESCRIPTION			TOTAL OB/XF 36,724													
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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00

REVIEW DATE 11/04/2022 BY DJ



88050 MARSH VIEW WAY, FERNANDINA BEACH

TOTAL OB/XF 36,724															
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF 36,724															
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 7

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		343,976
TOTAL MARKET OB/XF VALUE		36,724
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		555,700
SOH/AGL Deduction		0
ASSESSED VALUE		555,700
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		555,700
TOTAL JUST VALUE		555,700
NCON VALUE		15,380
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,562

--	--	--	--

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002513	NEW CONSTR	344,491	02/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1341	6/13/2023	SW	Q	I	01	811,000

GRANTOR: ARTISAN HOMES LLC

GRANTEE: NEIGHBORS RICHARD T

--	--	--	--	--	--

BUILDING NOTES

--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] W25 S35 E5 S5 E15 S5 E5 N45 \$
FOP=[YR=2023;ORIG=35,-8] E25 S8 W25 N8 \$
FGR=[YR=2023;ORIG=35,35] E5 S5 E15 S5 S10 S5 W20 N25 \$
FOP=[YR=2023;ORIG=55,45] E5 S10 W5 N10 \$
FUS=[YR=2023;ORIG=70,0] E25 S49 W5 S11 W20 N25 E8 N3 E2 N4 W10 N28 \$
FOP=[YR=2023;ORIG=70,-8] E25 S8 W25 N8 \$
STR=[YR=2023;ORIG=70,28] E10 S4 W2 S3 W8 N7 \$

--	--	--	--	--	--

PRINTED 08/06/2024 BY SYS