LOT 9
MARSH VIEW TOWNHOMES
OR 2375/1760

TURNER JUDITH H
85214 BLACKMON ROAD
YULEE, FL 32097

2024

37-2N-28-2092-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

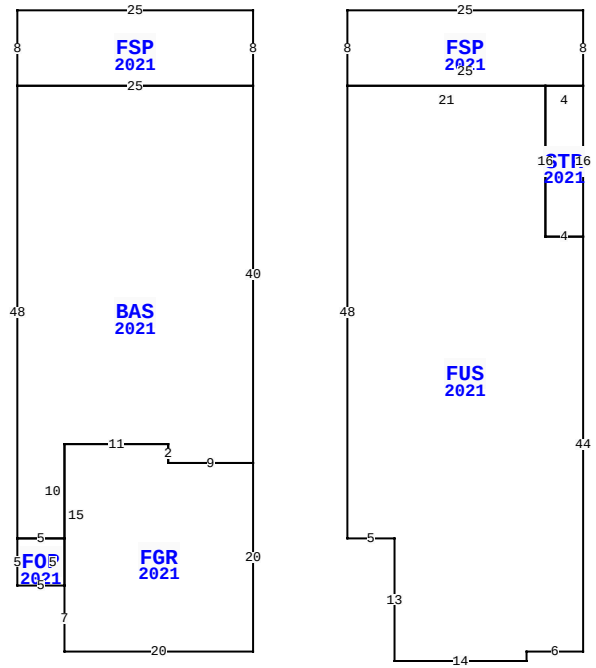
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,018	100	1,018	127,633
FGR	422	55	232	29,087
FOP	25	30	8	1,003
FSP	200	40	80	10,031
FSP	200	40	80	10,031
FUS	1,390	100	1,390	174,273
STR	64	10	6	752
TOTALS	3,319		2,814	352,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,814	132.7008	126.07	354,761	2021	2021	0	0	0	0.55	99.45

1 TOWNHOUSE - 0% - 0 Heated Area: 2408 HX Base Yr



88046 MARSH VIEW WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	352,810
TOTAL MARKET OB/XF VALUE	35,200
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	563,010
SOH/AGL Deduction	0
ASSESSED VALUE	563,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,010
TOTAL JUST VALUE	563,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003767	CO ISSUED	0	01/03/2022
B2003767	NEW CONSTR	324,942	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/1114	12/14/2021	SW	Q	I	01	629,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: TURNER JUDITH H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W25 S8 BAS=[YR=2021] S48 FOP=[YR=2021] S5 E5 FGR=[YR=2021] S7 E20 N20 W9 N2 W11 S15$ N5 W5$ E5 N10 E11 S2 E9 N40 W25$ E25 N8$ PTR= E10 FSP=[YR=2021] E25 S8 STR=[YR=2021] S16 FUS=[YR=2021] S44 W6 S1 W14 N13 W5 N48 E21 S16 E4$ W4 N16 E4$ W25 N8$ W10$.

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	0921	CWALL-CC P	0	0	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	98	21,344	
2	0855	CONC PAVER	0	0	0	0	695.00	SF	10.00	10.00	100	2021	2021	3	99	6,881	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2021	2021	3	93	6,975	

LAND DESCRIPTION

TOTAL OB/XF 35,200

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	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	175,000							

REVIEW DATE 01/03/2022 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS