

LOT 10
MARSH VIEW TOWNHOMES
OR 2375/1760

PATCHKE CARL W & ELENA M
350 LATROBE AVE
ST AUGUSTINE, FL 32095

2024

37-2N-28-2092-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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/LAMMT 80
Interior Floor	11	CLAY TILE 20
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	986	100	986	126,700
FGR	439	55	241	30,969
FOP	55	30	16	2,056
FOP	200	30	60	7,710
FOP	200	30	60	7,710
FUS	1,416	100	1,416	181,955
STR	54	10	5	642

TOTALS 3,350 2,784 357,743

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	33.00	LF	660.00	660.00	100	2020	2020	3	98	21,344	
2	0855	CONC PAVER	0	0	0	670.00	SF	10.00	10.00	100	2021	2021	3	99	6,633	
3	0600	SUMMER KIT	0	0	0	1.00	UT	7,500.00	7,500.00	100	2021	2021	3	93	6,975	
4	0409	ELEVATOR R	0	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	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	DPHT 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

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									PAGE 1 of 1
0320	01	2,784	136.0128	129.21	359,721	2021	2021	0	0	0	0.55	99.45		STANDARD									7
1 TOWNHOUSE - 0% - 2023														Heated Area: 2402 HX Base Yr									

88042 MARSH VIEW WAY, FERNANDINA BEACH

88042 MARSH VIEW WAY, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
33.00	LF	660.00	660.00	100	2020	2020	3	98	21,344				
670.00	SF	10.00	10.00	100	2021	2021	3	99	6,633				
1.00	UT	7,500.00	7,500.00	100	2021	2021	3	93	6,975				
1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200				

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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

VALUATION BY				STANDARD			
Tax Group: 7		Tax Dist:					
BUILDING MARKET VALUE				357,743			
TOTAL MARKET OB/XF VALUE				45,152			
TOTAL LAND VALUE - MARKET				175,000			
TOTAL MARKET VALUE				577,895			
SOH/AGL Deduction				0			
ASSESSED VALUE				577,895			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				577,895			
TOTAL JUST VALUE				577,895			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				580,278			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003753	NEW CONSTR	325,566	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE	
2593/1359	9/27/2022	WD	Q	I	01	710,000	
GRANTOR: SCHOEN MICHAEL S & AN							
GRANTEE: PATCHKE CARL W & EL							
2548/0991	2/28/2022	SW	Q	I	01	639,000	
GRANTOR: ARTISAN HOMES LLC							
GRANTEE: SCHOEN MICHAEL S &							

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2021] W25 S8 BAS=[YR=2021] S35 FGR=[YR=2021] S25
E20 N4 FOP=[YR=2021] E5 N11 W5 S11\$ N18 W3 S1 W13 N4 W4\$ E4
S4 E13 N1 E3 S7 E5 N45 W25\$ E25 N8\$ PTR= E10 FOP=[YR=2021]
E25 S8 FUS=[YR=2021] S54 W5 S6 W20 N27 STR=[YR=2021] N6 E10
S3 W2 S3 W8\$ E8 N3 E2 N3 W10 N27 E25\$ W25 N8\$ W10\$.