LOT 16
MARSH VIEW TOWNHOMES
OR 2375/1760

RYAN CAMILA LEIGH & AUSTIN
88018 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2024

37-2N-28-2092-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

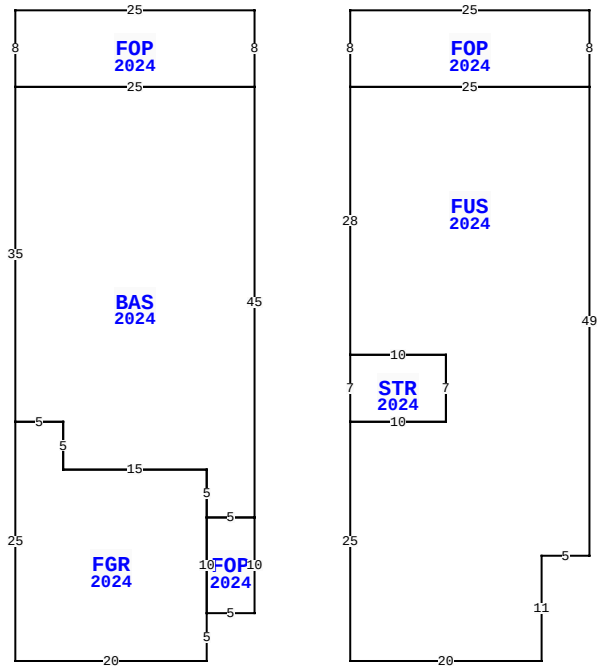
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 90
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	00	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	123,550
FGR	425	55	234	28,911
FOP	50	30	15	1,853
FOP	200	30	60	7,413
FOP	200	30	60	7,413
FUS	1,375	100	1,375	169,881
STR	70	10	7	865
TOTALS	3,320		2,751	339,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,751	130.0512	123.55	339,886	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 2375 HX Base Yr



88018 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	339,886
TOTAL MARKET OB/XF VALUE	59,382
TOTAL LAND VALUE - MARKET	166,250
TOTAL MARKET VALUE	565,518
SOH/AGL Deduction	0
ASSESSED VALUE	565,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	565,518
TOTAL JUST VALUE	565,518
NCON VALUE	357,226
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013061	CO ISSUED		10/11/2023
22002460	NEW CONSTR	392,147	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1503	2/27/2024	SW	Q	I	01	715,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: RYAN CAMILA LEIGH &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W25 S35 E5 S5 E15 S5 E5 N45 $
FOP=[YR=2024;ORIG=50,2] W25 S8 E25 N8 $
FGR=[YR=2024;ORIG=25,45] E5 S5 E15 S5 S10 S5 W20 N25 $
FOP=[YR=2024;ORIG=45,55] E5 S10 W5 N10 $
FUS=[YR=2024;ORIG=60,10] E25 S49 W5 S11 W20 N25 E10 N7 W10 N28 $
STR=[YR=2024;ORIG=60,38] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=60,2] E25 S8 W25 N8 $
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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	65.00	LF	660.00	660.00	100	2020	2020	3	98	42,042	
2	0855	CONC PAVER	0	0	0	0	714.00	SF	10.00	10.00	100	2024	2023		100	7,140	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 59,382

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	0.95	175,000.00	166,250.00	166,250							

REVIEW DATE 11/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 166,250 Market: 0 Agricultural: 0 Common: 166,250 PRINTED 08/06/2024 BY SYS