LOT 17
MARSH VIEW TOWNHOMES
OR 2375/1760

HISSEY THEODORE W III & DIANE D
88014 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2024

37-2N-28-2092-0017-0000

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 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	NEW N/A 0
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
Quality	06	Quality Level 06

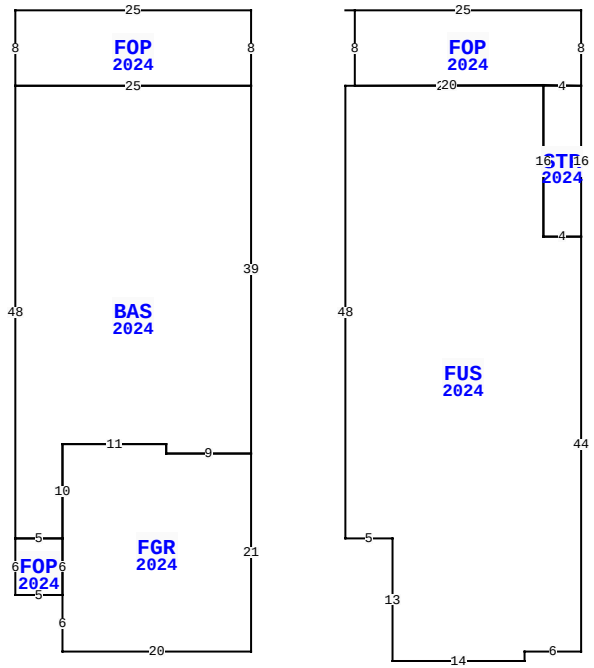
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.500

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,009	100	1,009	128,042
FGR	431	55	237	30,075
FOP	30	30	9	1,142
FOP	193	30	58	7,360
FOP	200	30	60	7,614
FUS	1,390	100	1,390	176,391
STR	64	10	6	761
TOTALS	3,317		2,769	351,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,769	133.5840	126.90	351,386	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 2399 HX Base Yr 2024



88014 MARSH VIEW WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		351,386
TOTAL MARKET OB/XF VALUE		39,664
TOTAL LAND VALUE - MARKET		166,250
TOTAL MARKET VALUE		557,300
SOH/AGL Deduction		141,554
ASSESSED VALUE		415,746
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		365,746
TOTAL JUST VALUE		557,300
NCON VALUE		355,476
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230008781	CO		07/19/2023
B2109360	NEW CONSTR	320,112	07/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/184	7/07/2023	SW	Q	I	01	643,200

GRANTOR: ARTISAN HOMES LLC
GRANTEE: HISSEY THEODORE W I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,5] W25 S48 E5 N10 E11 S1 E9 N39 $
FOP=[YR=2024;ORIG=35,-3] E25 S8 W25 N8 $
FGR=[YR=2024;ORIG=60,44] W9 N1 W11 S10 S6 S6 E20 N21 $
FOP=[YR=2024;ORIG=35,53] E5 S6 W5 N6 $
FUS=[YR=2024;ORIG=70,5] E21 S16 E4 S44 W6 S1 W14 N13 W5 N48 $
FOP=[YR=2024;ORIG=70,-3] E25 S8 U0.1L4 D0.1L20 N8 $
STR=[YR=2024;ORIG=91,5] E4 S16 W4 N16 $
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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	100	0	0	55.00	LF	660.00	660.00	100	2020	2020	3	98	35,574	
2	0855	CONC PAVER	0	100	0	0	409.00	SF	10.00	10.00	100	2024	2023		100	4,090	

LAND DESCRIPTION

TOTAL OB/XF 39,664

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	100		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