LOT 18
MARSH VIEW TOWNHOMES
OR 2375/1760

GUEDJ OLIVIER L & DORRAINE M
960 SW 189 TERRACE
PEMBROOK PINES, FL 33029

2024

37-2N-28-2092-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

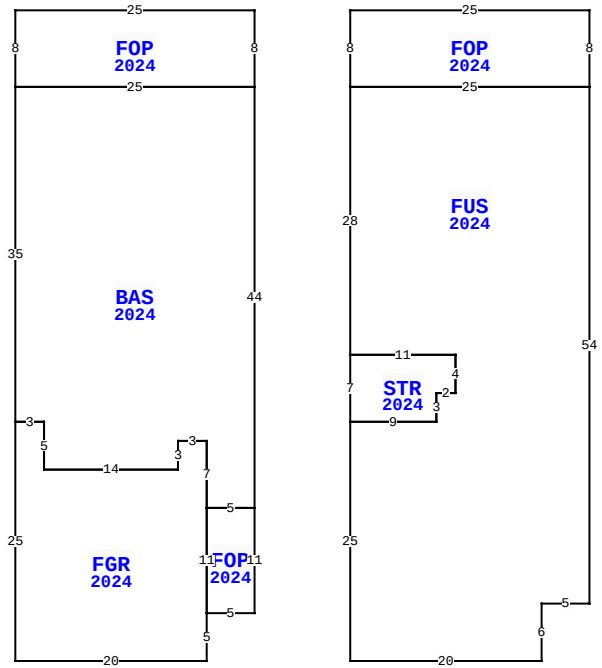
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	996	100	996	126,193
FGR	424	55	233	29,521
FOP	55	30	16	2,027
FOP	200	30	60	7,602
FOP	200	30	60	7,602
FUS	1,399	100	1,399	177,253
STR	71	10	7	887
TOTALS	3,345		2,771	351,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,771	133.3632	126.70	351,086	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 2395 HX Base Yr



88010 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	351,086
TOTAL MARKET OB/XF VALUE	26,728
TOTAL LAND VALUE - MARKET	166,250
TOTAL MARKET VALUE	544,064
SOH/AGL Deduction	0
ASSESSED VALUE	544,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,064
TOTAL JUST VALUE	544,064
NCON VALUE	355,176
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230009347	CO		07/21/2023
B2109386	NEW CONSTR	325,566	07/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1729	10/06/2023	SW	Q	I	01	620,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: GUEDJ OLIVIER L & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W25 S35 E3 S5 E14 N3 E3 S7 E5 N44 $
FOP=[YR=2024;ORIG=35,2] E25 S8 W25 N8 $
FGR=[YR=2024;ORIG=35,45] E3 S5 E14 N3 E3 S7 S11 S5 W20 N25 $
FOP=[YR=2024;ORIG=60,54] W5 S11 E5 N11 $
FUS=[YR=2024;ORIG=70,10] E25 S54 W5 S6 W20 N25 E9 N3 E2 N4 W11 N28 $
STR=[YR=2024;ORIG=70,38] E11 S4 W2 S3 W9 N7 $
FOP=[YR=2024;ORIG=70,2] E25 S8 W25 N8 $
.

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	35.00	LF	660.00	660.00	100	2020	2020	3	98	22,638	
2	0855	CONC PAVER	0	0	0	0	409.00	SF	10.00	10.00	100	2024	2023		100	4,090	

LAND DESCRIPTION

TOTAL OB/XF 26,728

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