LOT 1
MARSH VIEW TOWNHOMES
OR 2375/1760

DAUBERGER GREGORY G &/HERRON DIANA G
88078 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

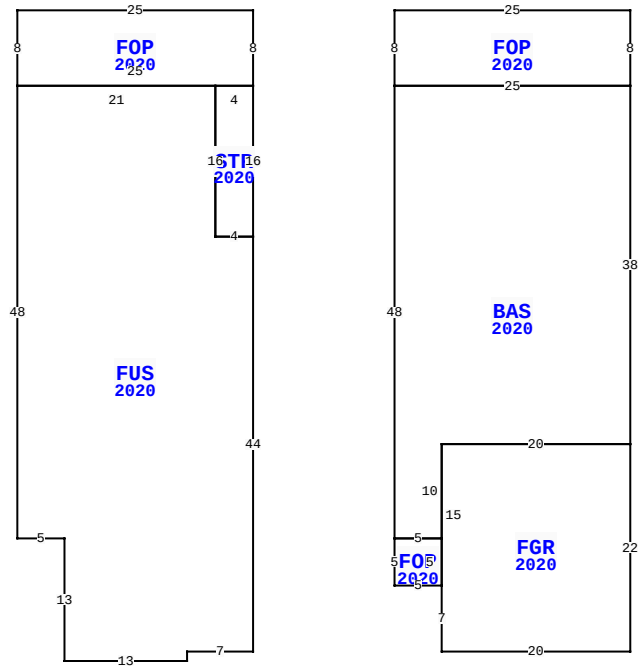
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2020	1,000	137,604
FGR	440	55	2020	242	33,300
FOP	25	30	2020	8	1,101
FOP	200	30	2020	60	8,256
FOP	200	30	2020	60	8,256
FUS	1,389	100	2020	1,389	191,132
STR	64	10	2020	6	826
TOTALS	3,318			2,765	380,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,765	139.7664	139.77	386,464	2020	2020	0	0	0	1.55	98.45

1 TOWNHOUSE – 100% - 2022 Heated Area: 2389 HX Base Yr 2022



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

88078 MARSH VIEW WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		380,474
TOTAL MARKET OB/XF VALUE		36,913
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		592,387
SOH/AGL Deduction		27,030
ASSESSED VALUE		565,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		514,635
TOTAL JUST VALUE		592,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903339	CO ISSUED	0	03/11/2021
B1903339	NEW CONSTR	320,724	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2500/1224	9/24/2021	SW	Q	I	01	549,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: DAUBERGER GREGORY G

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] E25 S8 BAS=[YR=2020] S38 FGR=[YR=2020] S22 W20 N7 FOP=[YR=2020] W5 N5 E5 S5$ N15 E20$ W20 S10 W5 N48 E25$ W25 N8$ PTR= W15 FOP=[YR=2020] W25 S8 FUS=[YR=2020] S48 E5 S13 E13 N1 E7 N44 STR=[YR=2020] N16 W4 S16 E4$ W4 N16 W21$ E25 N8$ E15$.

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	38.00	LF	660.00	660.00	100	2020	2020	3	97	24,328	
2	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00	10.00	100	2020	2020	3	98	412	
3	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	100	2020	2020	3	98	5,723	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2020	2020	3	86	6,450	

LAND DESCRIPTION

TOTAL OB/XF 36,913

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	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 08/20/2020 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS