

LOT 2
MARSH VIEW TOWNHOMES
OR 2375/1760

PROCTOR KENNETH M &/CRAWFORD JOHN KEITH
88074 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 7																	
Exterior Wall	31	HARDIE BRD 90	0320	01	2,743	137.6688	137.67	377,629	2020	2020	0	0	0	1.55	98.45	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 10	1 TOWNHOUSE - 100% - 2023										Heated Area: 2355										HX Base Yr 2023									
Roof Structure	08	IRREGULAR 100											VALUATION BY										STANDARD									
Roof Cover	13	STAND SEAM 100											Tax Group: 7										Tax Dist:									
Interior Wall	05	DRYWALL 90											BUILDING MARKET VALUE										371,776									
Interior Wall	06	CUST PANEL 10											TOTAL MARKET OB/XF VALUE										37,965									
Interior Floor	12	HARDWOOD 80											TOTAL LAND VALUE - MARKET										175,000									
Interior Floor	11	CLAY TILE 20											TOTAL MARKET VALUE										584,741									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										16,466									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										568,275									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms	2	100											BASE TAXABLE VALUE										517,553									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE										584,741																			
Stories	2.	2. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										568,578																			
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	977	100	2020	977	132,419																											
FGR	448	55	2020	246	33,342																											
FOP	50	30	2020	15	2,033																											
FOP	200	30	2020	60	8,132																											
FOP	200	30	2020	60	8,132																											
FUS	1,378	100	2020	1,378	186,769																											
STR	67	10	2020	7	949																											
TOTALS		3,320		2,743	371,776																											
EXTRA FEATURES		88074 MARSH VIEW WAY, FERNANDINA BEACH																														
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	100	0	0	39.00	LF	660.00	660.00	100	2020	2020	3	97	24,968																
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	626.00	SF	10.00	10.00	100	2020	2020	3	98	6,135																
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																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																