LOT 3
MARSH VIEW TOWNHOMES
OR 2375/1760

SPARKMAN WADE TRACY & ELIZABETH MARIE
88070 MARSH VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0003-0000

BUILDING CHARACTERISTICS

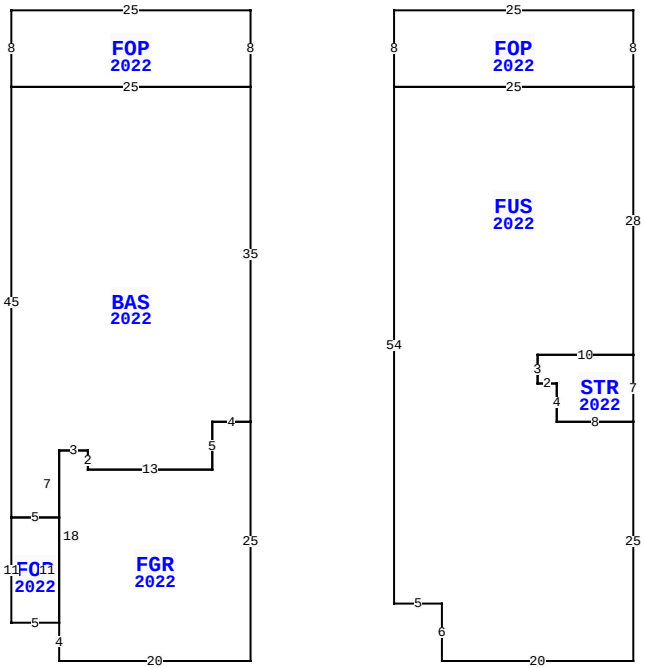
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	999	100	2022	999	131,183
FGR	426	55	2022	234	30,727
FOP	55	30	2022	16	2,101
FOP	200	30	2022	60	7,878
FOP	200	30	2022	60	7,878
FUS	1,408	100	2022	1,408	184,889
STR	62	10	2022	6	788
TOTALS	3,350			2,783	365,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,783	132.0384	132.04	367,467	2022	2022	0	0	0	0.55	99.45

1 TOWNHOUSE - 100% - 2023 Heated Area: 2407 HX Base Yr 2023



88070 MARSH VIEW WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		365,446
TOTAL MARKET OB/XF VALUE		36,218
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		576,664
SOH/AGL Deduction		304,618
ASSESSED VALUE		272,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,324
TOTAL JUST VALUE		576,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018350	CO ISSUED	0	12/13/2022
B2110294	NEW CONSTR	346,771	08/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1343	1/24/2024	QC	U	I	11	100
GRANTOR: SPARKMAN WADE						
GRANTEE: SPARKMAN WADE TRACY						
2609/0909	12/14/2022	SW	Q	I	01	530,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SPARKMAN WADE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W25 S8 BAS=[YR=2022] S45 FOP=[YR=2022] S11 E5 FGR=[YR=2022] S4 E20 N25 W4 S5 W13 N2 W3 S18$ N11 W5$ E5 N7 E3 S2 E13 N5 E4 N35 W25$ E25 N8$ PTR=E15 FOP=[YR=2022] E25 S8 FUS=[YR=2022] S28 STR=[YR=2022] S7 W8 N4 W2 N3 E10$ W10 S3 E2 S4 E8 S25 W20 N6 W5 N54 E25$ W25 N8$ W15$.

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	33.00	LF	660.00	660.00	100	2020	2020	3	97	21,127	
2	0855	CONC PAVER	0	100	0	0	461.00	SF	10.00	10.00	100	2022	2022	3	99	4,564	
3	0855	CONC PAVER	0	100	11	3	33.00	SF	10.00	10.00	100	2022	2022	3	99	327	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 36,218

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 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS