LOT 5
MARSH VIEW TOWNHOMES
OR 2375/1760

SCROGGIN MICHAEL DAVID & JENNIFER ANN
88062 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

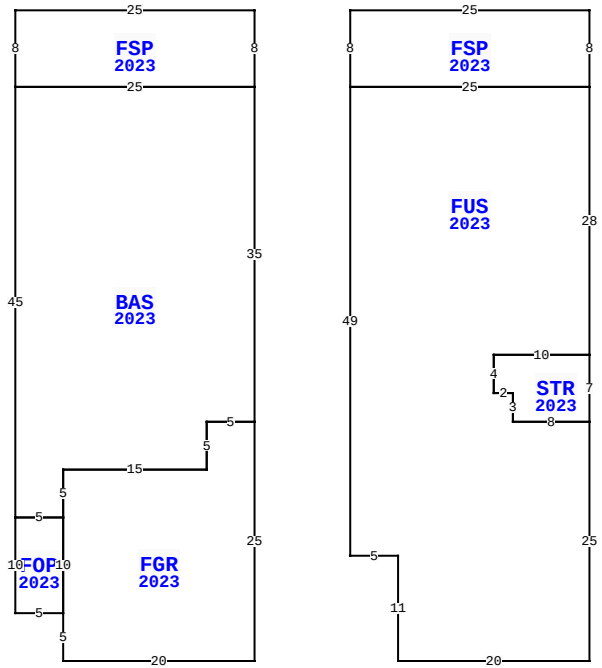
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2023	1,000	143,448
FGR	425	55	2023	234	33,567
FOP	50	30	2023	15	2,152
FSP	200	40	2023	80	11,476
FSP	200	40	2023	80	11,476
FUS	1,381	100	2023	1,381	198,102
STR	64	10	2023	6	861
TOTALS	3,320			2,796	401,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,796	143.5200	143.52	401,282	2023	2023	0	0	0	0.05	99.95

1 TOWNHOUSE - 0% - 2024 Heated Area: 2381 HX Base Yr



88062 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	401,081
TOTAL MARKET OB/XF VALUE	36,377
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	612,458
SOH/AGL Deduction	0
ASSESSED VALUE	612,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	612,458
TOTAL JUST VALUE	612,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	592,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010575	CO		08/17/2023
22003785	NEW CONSTR	392,501	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1409	8/18/2023	SW	Q	I	01	690,300

GRANTOR: ARTISAN HOMES LLC
GRANTEE: SCROGGIN MICHAEL DA

BUILDING NOTES

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	33.00	LF	660.00	660.00	100	2020	2020	3	97	21,127	
2	0855	CONC PAVER	0	0	0	0	525.00	SF	10.00	10.00	100	2023	2023		100	5,250	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2023		100	10,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W25 S45 E5 N5 E15 N5 E5 N35 $
FSP=[YR=2023;ORIG=45,-8] E25 S8 W25 N8 $
FOP=[YR=2023;ORIG=50,45] W5 S10 E5 N10 $
FGR=[YR=2023;ORIG=50,40] E15 N5 E5 S25 W20 N5 N10 N5 $
FUS=[YR=2023;ORIG=80,0] E25 S28 W10 S4 E2 S3 E8 S25 W20 N11 W5 N49 $
FSP=[YR=2023;ORIG=80,-8] E25 S8 W25 N8 $
STR=[YR=2023;ORIG=95,28] E10 S7 W8 N3 W2 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 36,377

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS