

WRIGHT DANELLE LYDIA L/E/
88058 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

37-2N-28-2092-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall16WD FR STUC 10

Roof Structur08IRREGULAR 100

Roof Cover13STAND SEAM 100

Interior Wall05DRYWALL 100

Interior Floop03LVT/LAMNT 100

Air Condition13CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories2.2.100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4015.500

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,01810020231,018135,916

FGR42255202323230,976

FOP2530202381,068

FOP200302023608,011

FOP200302023608,011

FUS1,39010020231,390185,583

STR641020236801

TOTALS3,3192,774370,366

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0320012,774133.5840133.58370,5512023

Heated Area: 2408HX Base Yr

25

8

25

8

25

8

40

48

20

11

10

5

5

7

20

25

8

25

8

21

4

4

48

44

13

14

6

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE370,366

TOTAL MARKET OB/XF VALUE36,537

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE581,903

SOH/IAGL Deduction0

ASSESSED VALUE581,903

TOTAL EXEMPTION VALUE13581,903

BASE TAXABLE VALUE0

TOTAL JUST VALUE581,903

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE563,775

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / I RSN CD SALE PRICE

2774/10513/12/2025LE U I 11100

GRANTOR: WRIGHT DANELLE LYDIA

GRANTEE: KING VIRGINIA DALE

2662/16668/18/2023SW Q I 01564,200

GRANTOR: ARTISAN HOMES LLC

GRANTEE: POGUE BILLY CARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W25 S40 E9 N2 E11 S10 E5 N48 \$

FOP=[YR=2023;ORIG=35,2] E25 S8 W25 N8 \$

FOP=[YR=2023;ORIG=55,58] E5 S5 W5 N5 \$

FGR=[YR=2023;ORIG=35,50] E9 N2 E11 S10 S5 S7 W20 N20 \$

STR=[YR=2023;ORIG=70,10] E4 S16 W4 N16 \$

FUS=[YR=2023;ORIG=74,10] E21 S48 W5 S13 W14 N1 W6 N44 E4 N16 \$

FOP=[YR=2023;ORIG=70,2] E25 S8 W21 W4 N8 \$

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1000116CRES MARSH100PUD0.000.001.00LT1.001.001.00175,000.00175,000.00175,000

EXTRA FEATURES

88058 MARSH VIEW WAY, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10921CWALL-CC P01000033.00LF660.00660.001002020202039721,127

20855CONC PAVER010000541.00SF10.0010.00100202320231005,410

30410ELEVATOR0100001.00UT10,000.0010,000.001002023202310010,000

REVIEW DATE11/04/2022BYDJTotal Acres: 0.00Total Land Value: 175,000Market: 0Agricultural: 0Common: 175,000PRINTED 07/30/2025 BY SYS