LOT 7
MARSH VIEW TOWNHOMES
OR 2375/1760

HEADLEE CHAD M & STEPHANIE R
4898 ROYAL BIRKDALE DRIVE
WESTERVILLE, OH 43082

2025

37-2N-28-2092-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

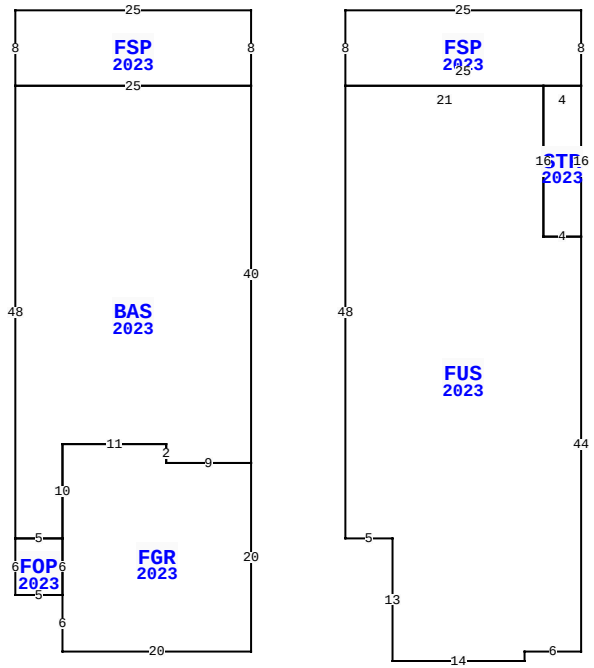
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	1,018	100	2023	1,018	142,103
FGR	422	55	2023	232	32,385
FOP	30	30	2023	9	1,256
FSP	200	40	2023	80	11,167
FSP	200	40	2023	80	11,167
FUS	1,390	100	2023	1,390	194,030
STR	64	10	2023	6	838
TOTALS	3,324			2,815	392,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,815	139.6560	139.66	393,143	2023	2023	0	0	0	0.05	99.95

1 TOWNHOUSE - 0% - 2025 Heated Area: 2408 HX Base Yr



88054 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	392,946
TOTAL MARKET OB/XF VALUE	36,537
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	604,483
SOH/AGL Deduction	0
ASSESSED VALUE	604,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,483
TOTAL JUST VALUE	604,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002512	NEW CONSTR	344,491	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/928	5/02/2024	WD	Q	I	01	705,000
GRANTOR: TRAIN HOLDING LLC						
GRANTEE: HEADLEE CHAD M & ST						
2650/988	6/21/2023	SW	Q	I	01	687,100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: TRAIN HOLDING LLC						

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	541.00	SF	10.00	10.00	100	2023	2023		100	5,410	
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=60,0] W25 S48 E5 N10 E11 S2 E9 N40 $
FSP=[YR=2023;ORIG=35,-8] E25 S8 W25 N8 $
FGR=[YR=2023;ORIG=40,38] E11 S2 E9 S20 W20 N6 N6 N10 $
FOP=[YR=2023;ORIG=35,48] E5 S6 W5 N6 $
FUS=[YR=2023;ORIG=70,0] E21 S16 E4 S44 W6 S1 W14 N13 W5 N48 $
STR=[YR=2023;ORIG=91,0] E4 S16 W4 N16 $
FSP=[YR=2023;ORIG=70,-8] E25 S8 W25 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 36,537

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