LOT 10
MARSH VIEW TOWNHOMES
OR 2375/1760

PATCHKE CARL W & ELENA M
88042 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0010-0000

BUILDING CHARACTERISTICS

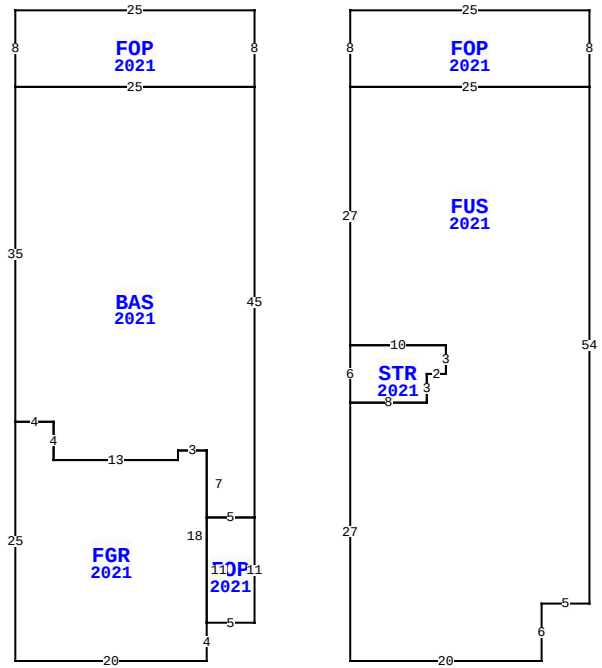
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	986	100	2021	986	132,698
FGR	439	55	2021	241	32,434
FOP	55	30	2021	16	2,153
FOP	200	30	2021	60	8,075
FOP	200	30	2021	60	8,075
FUS	1,416	100	2021	1,416	190,568
STR	54	10	2021	5	673
TOTALS	3,350			2,784	374,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,784	136.0128	136.01	378,652	2021	2021	0	0	0	1.05	98.95

1 TOWNHOUSE - 100% - 2025 Heated Area: 2402 HX Base Yr 2025



88042 MARSH VIEW WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		374,676
TOTAL MARKET OB/XF VALUE		44,710
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		594,386
SOH/AGL Deduction		0
ASSESSED VALUE		594,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		543,664
TOTAL JUST VALUE		594,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003753	NEW CONSTR	325,566	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1359	9/27/2022	WD	Q	I	01	710,000
GRANTOR: SCHOEN MICHAEL S & AN						
GRANTEE: PATCHKE CARL W & EL						
2548/0991	2/28/2022	SW	Q	I	01	639,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SCHOEN MICHAEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W25 S8 BAS=[YR=2021] S35 FGR=[YR=2021] S25 E20 N4 FOP=[YR=2021] E5 N11 W5 S11$ N18 W3 S1 W13 N4 W4$ E4 S4 E13 N1 E3 S7 E5 N45 W25$ E25 N8$ PTR= E10 FOP=[YR=2021] E25 S8 FUS=[YR=2021] S54 W5 S6 W20 N27 STR=[YR=2021] N6 E10 S3 W2 S3 W8$ E8 N3 E2 N3 W10 N27 E25$ W25 N8$ W10$.

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	670.00	SF	10.00	10.00	100	2021	2021	3	99	6,633	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2021	2021	3	90	6,750	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 44,710

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 01/03/2022 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS