LOT 12
MARSH VIEW TOWNHOMES
OR 2375/1760

LEEWARD2202 LLC
7863 WIND SONG DRIVE
TRUSSVILLE, AL 35173

2025

37-2N-28-2092-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

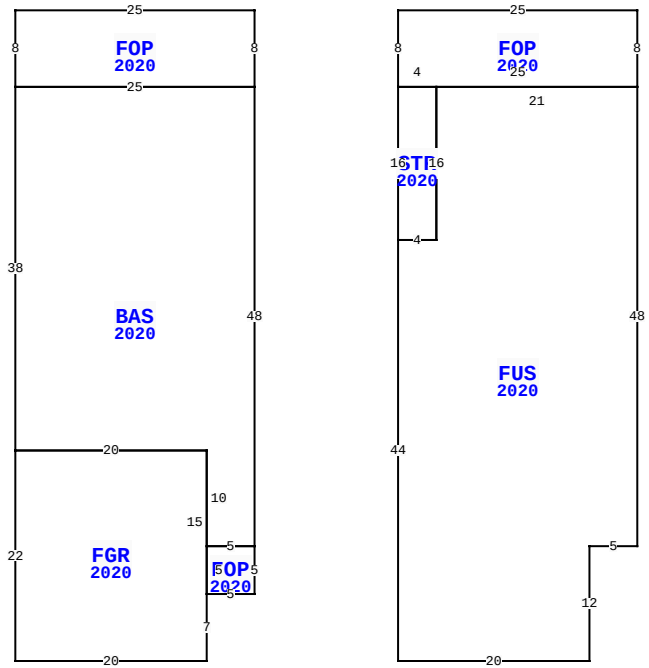
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	1,000	100	2020	1,000	137,604
FGR	440	55	2020	242	33,300
FOP	25	30	2020	8	1,101
FOP	200	30	2020	60	8,256
FOP	200	30	2020	60	8,256
FUS	1,376	100	2020	1,376	189,343
STR	64	10	2020	6	826
TOTALS	3,305			2,752	378,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,752	139.7664	139.77	384,647	2020	2020	0	0	0	1.55	98.45

1 TOWNHOUSE - 0% - 2025 Heated Area: 2376 HX Base Yr



88034 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	378,685
TOTAL MARKET OB/XF VALUE	31,752
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	585,437
SOH/AGL Deduction	0
ASSESSED VALUE	585,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	585,437
TOTAL JUST VALUE	585,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910492	CO ISSUED	0	01/04/2021
B1910492	NEW CONSTR	322,543	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/432	11/13/2024	WD	Q	I	01	645,000
GRANTOR: LABEAUD LYLE J & MURI						
GRANTEE: LEEWARD2202 LLC						
2463/0609	5/19/2021	WD	U	I	11	100
GRANTOR: LABEAUD LYLE & MURIEL						
GRANTEE: LABEAUD LYLE J & MU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W25 S8 BAS=[YR=2020] S38 FGR=[YR=2020] S22 E20 N7 FOP=[YR=2020] E5 N5 W5 S5$ N15 W20$ E20 S10 E5 N48 W25$ E25 N8$ PTR= E15 FOP=[YR=2020] E25 S8 FUS=[YR=2020] S48 W5 S12 W20 N44 STR=[YR=2020] N16 E4 S16 W4$ E4 N16 E21$ W25N8$ 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	0	0	0	33.00	LF	660.00	660.00	100	2020	2020	3	97	21,127	
2	0855	CONC PAVER	0	0	14	3	42.00	SF	10.00	10.00	100	2020	2020	3	98	412	
3	0855	CONC PAVER	0	0	24	16	384.00	SF	10.00	10.00	100	2020	2020	3	98	3,763	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2020	2020	3	86	6,450	

LAND DESCRIPTION

TOTAL OB/XF 31,752

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 08/20/2020 BY KW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS