LOT 13
MARSH VIEW TOWNHOMES
OR 2375/1760

ZERIHUN MARIYAN S L/E/
88030 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

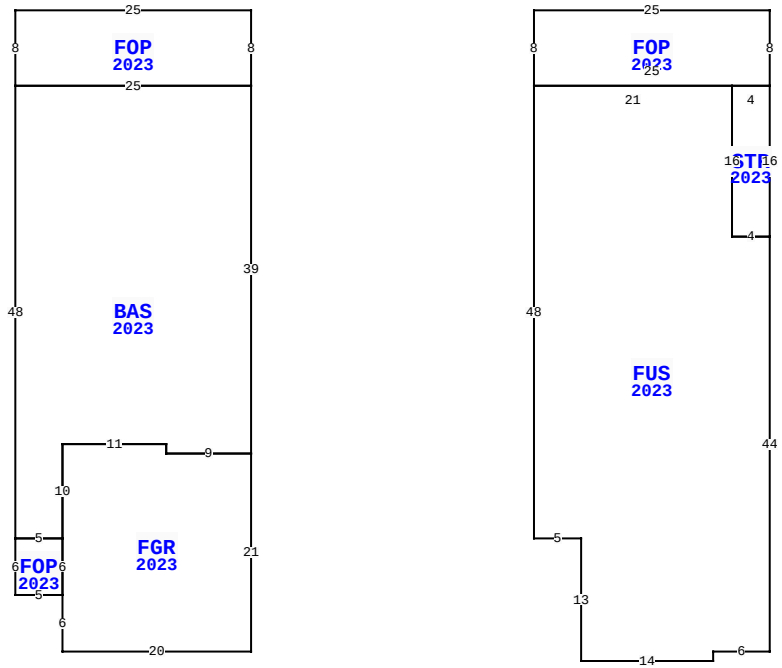
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,009	100	2023	1,009	139,727
FGR	431	55	2023	237	32,820
FOP	30	30	2023	9	1,246
FOP	200	30	2023	60	8,309
FOP	200	30	2023	60	8,309
FUS	1,390	100	2023	1,390	192,489
STR	64	10	2023	6	831
TOTALS	3,324			2,771	383,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,771	138.5520	138.55	383,922	2023	2023	0	0	0	0.05	99.95

1 TOWNHOUSE – 100% - 2025 Heated Area: 2399 HX Base Yr 2025



88030 MARSH VIEW WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		383,730
TOTAL MARKET OB/XF VALUE		71,778
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		630,508
SOH/AGL Deduction		0
ASSESSED VALUE		630,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		579,786
TOTAL JUST VALUE		630,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005666			05/02/2023
B2114989	NEW CONSTR	390,199	10/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1895	3/08/2024	QC	U	I	11	100
GRANTOR: ZERIHUN MARIYAN S						
GRANTEE: ZERIHUN ELIZABETH S						
2647/1047	6/09/2023	SW	Q	I	01	633,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ZERIHUN MARIYAN S						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=70,0] E21 S16 E4 S44 W6 S1 W14 N13 W5 N48 $
BAS=[YR=2023;ORIG=40,0] W25 S48 E5 N10 E11 S1 E9 N39 $
FGR=[YR=2023;ORIG=40,39] W9 N1 W11 S10 S6 S6 E20 N21 $
FOP=[YR=2023;ORIG=40,-8] W25 S8 E25 N8 $
FOP=[YR=2023;ORIG=70,-8] E25 S8 W25 N8 $
STR=[YR=2023;ORIG=91,0] E4 S16 W4 N16 $
FOP=[YR=2023;ORIG=20,48] W5 S6 E5 N6 $
.

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	90.00	LF	660.00	660.00	100	2020	2020	3	97	57,618	
2	0855	CONC PAVER	0	100	0	0	351.00	SF	10.00	10.00	100	2023	2023		100	3,510	
3	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2023	2023		100	450	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 71,778

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 05/09/2023 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS