LOT 15
MARSH VIEW TOWNHOMES
OR 2375/1760

NAYMIK LISA ANNE & LOUIS PAUL
628 BLANDWOOD RD
FREDERICK, MD 21701

2025

37-2N-28-2092-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

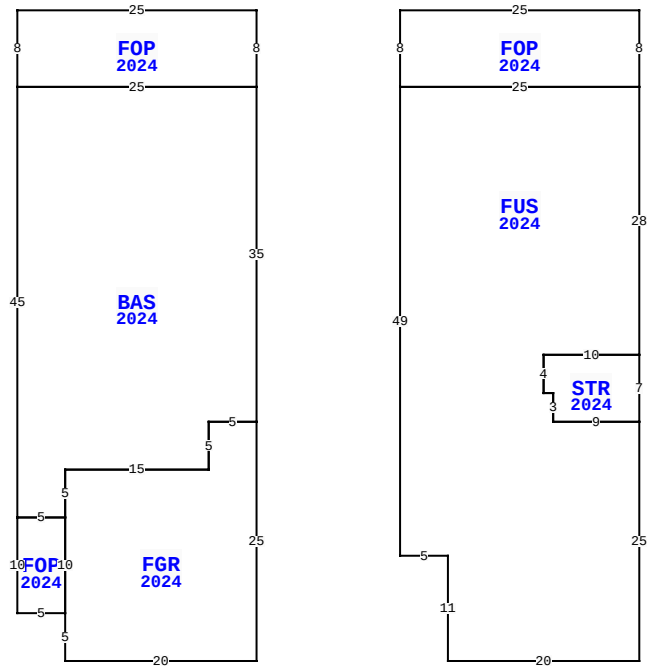
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	05	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,000	100	2024	1,000	131,314
FGR	425	55	2024	234	30,728
FOP	50	30	2024	15	1,970
FOP	200	30	2024	60	7,879
FOP	200	30	2024	60	7,879
FUS	1,378	100	2024	1,378	180,951
STR	67	10	2024	7	920
TOTALS	3,320			2,754	361,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,754	131.3760	131.38	361,821	2023	2023	0	0	0	0.05	99.95

1 TOWNHOUSE - 0% - 2025 Heated Area: 2378 HX Base Yr



88022 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	361,640
TOTAL MARKET OB/XF VALUE	41,652
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	578,292
SOH/AGL Deduction	0
ASSESSED VALUE	578,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,292
TOTAL JUST VALUE	578,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002510	NEW CONSTR	392,147	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/951	3/15/2024	SW	Q	I	01	645,000
GRANTOR: 8 FLAGS AVIATION LLC						
GRANTEE: NAYMIK LISA ANNE &						
2674/460	10/12/2023	SW	Q	I	01	617,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: 8 FLAGS AVIATION LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W25 S45 E5 N5 E15 N5 E5 N35 $
FOP=[YR=2024;ORIG=25,2] E25 S8 W25 N8 $
FGR=[YR=2024;ORIG=50,45] W5 S5 W15 S5 S10 S5 E20 N25 $
FOP=[YR=2024;ORIG=25,55] E5 S10 W5 N10 $
FUS=[YR=2024;ORIG=90,10] S28 W10 S4 E1 S3 E9 S25 W20 N11 W5 N49 E25 $
STR=[YR=2024;ORIG=90,38] W10 S4 E1 S3 E9 N7 $
FOP=[YR=2024;ORIG=65,2] E25 S8 W25 N8 $
.

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	58.00	LF	660.00	660.00	100	2020	2020	3	97	37,132	
2	0855	CONC PAVER	0	0	0	0	452.00	SF	10.00	10.00	100	2024	2023		100	4,520	

LAND DESCRIPTION

TOTAL OB/XF 41,652

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 11/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS