LOT 16
MARSH VIEW TOWNHOMES
OR 2375/1760

RYAN CAMILA LEIGH & AUSTIN
88018 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

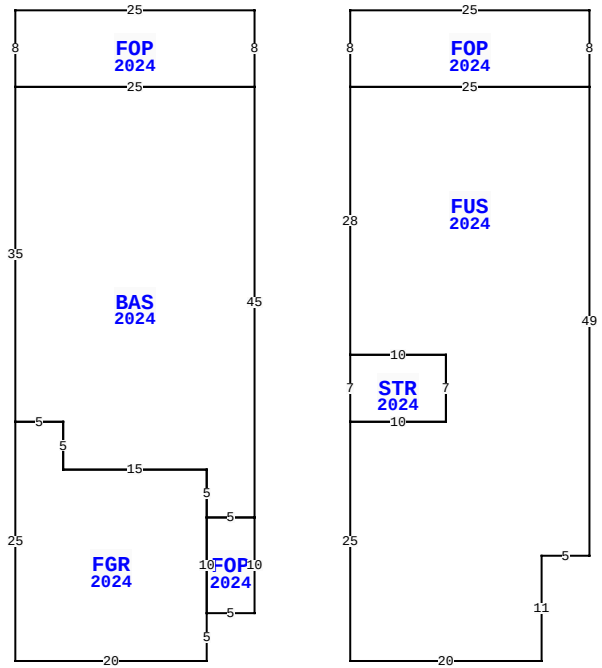
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 90
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	129,985
FGR	425	55	2024	234	30,417
FOP	50	30	2024	15	1,950
FOP	200	30	2024	60	7,799
FOP	200	30	2024	60	7,799
FUS	1,375	100	2024	1,375	178,730
STR	70	10	2024	7	910
TOTALS	3,320			2,751	357,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,751	130.0512	130.05	357,768	2023	2023	0	0	0	0.05	99.95

1 TOWNHOUSE – 100% - 2025 Heated Area: 2375 HX Base Yr 2025



88018 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		357,589
TOTAL MARKET OB/XF VALUE		58,953
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		591,542
SOH/AGL Deduction		107,567
ASSESSED VALUE		483,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,253
TOTAL JUST VALUE		591,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013061	CO ISSUED		10/11/2023
22002460	NEW CONSTR	392,147	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1503	2/27/2024	SW	Q	I	01	715,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: RYAN CAMILA LEIGH &

BUILDING NOTES

EXTRA FEATURES

L N	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	65.00	LF	660.00	660.00	100	2020	2020	3	97	41,613	
2	0855	CONC PAVER	0	100	0	0	714.00	SF	10.00	10.00	100	2024	2023		100	7,140	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W25 S35 E5 S5 E15 S5 E5 N45 $
FOP=[YR=2024;ORIG=50,2] W25 S8 E25 N8 $
FGR=[YR=2024;ORIG=25,45] E5 S5 E15 S5 S10 S5 W20 N25 $
FOP=[YR=2024;ORIG=45,55] E5 S10 W5 N10 $
FUS=[YR=2024;ORIG=60,10] E25 S49 W5 S11 W20 N25 E10 N7 W10 N28 $
STR=[YR=2024;ORIG=60,38] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=60,2] E25 S8 W25 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 58,953

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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