LOT 20
MARSH VIEW TOWNHOMES
OR 2375/1760

BECKMAN PETER
88002 MARSH VIEW WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-2092-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

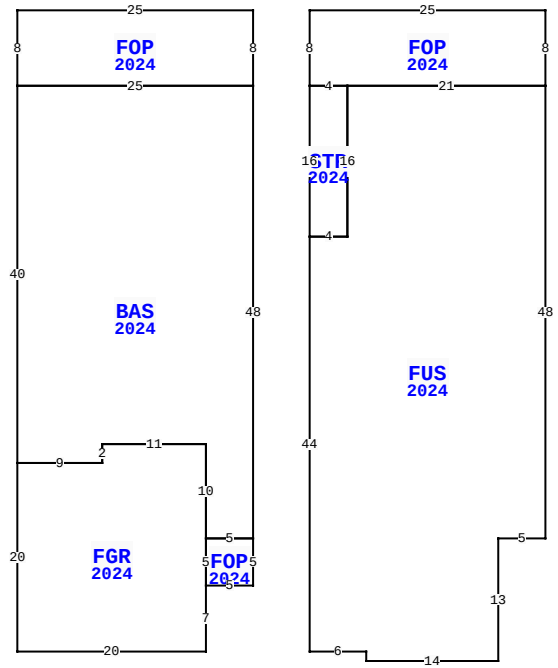
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,018	100	2024	1,018	134,865
FGR	422	55	2024	232	30,735
FOP	25	30	2024	8	1,060
FOP	200	30	2024	60	7,949
FOP	200	30	2024	60	7,949
FUS	1,390	100	2024	1,390	184,147
STR	64	10	2024	6	795
TOTALS	3,319			2,774	367,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,774	132.4800	132.48	367,500	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2025 Heated Area: 2408 HX Base Yr



88002 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	367,500
TOTAL MARKET OB/XF VALUE	33,649
TOTAL LAND VALUE - MARKET	166,250
TOTAL MARKET VALUE	567,399
SOH/AGL Deduction	0
ASSESSED VALUE	567,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,399
TOTAL JUST VALUE	567,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	549,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001168	PRIVATE PROVIDER	394,458	01/31/2024
22005995	NEW CONSTR	394,458	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/720	2/23/2024	SW	Q	I	01	599,000

GRANTOR: ARTISAN HOMES LLC
GRANTEE: BECKMAN PETER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,0] W25 S40 E9 N2 E11 S10 E5 N48 $
FOP=[YR=2024;ORIG=35,-8] E25 S8 W25 N8 $
FGR=[YR=2024;ORIG=35,40] E9 N2 E11 S10 S5 S7 W20 N20 $
FOP=[YR=2024;ORIG=55,48] E5 S5 W5 N5 $
FUS=[YR=2024;ORIG=70,0] E21 S48 W5 S13 W14 N1 W6 N44 E4 N16 $
STR=[YR=2024;ORIG=70,0] S16 W4 N16 E4 $
FOP=[YR=2024;ORIG=66,-8] E25 S8 W21 W4 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	43.00	LF	660.00	660.00	100	2020	2020	3	97	27,529	
2	0855	CONC PAVER	0	0	0	0	612.00	SF	10.00	10.00	100	2024	2023		100	6,120	

LAND DESCRIPTION

TOTAL OB/XF 33,649

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	0.95	175,000.00	166,250.00	166,250							

REVIEW DATE 01/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 166,250 Market: 0 Agricultural: 0 Common: 166,250 PRINTED 07/30/2025 BY SYS