

LOT 4
IN OR 2167/104
MARSH LAKES PB 5/159-167

PFOH JOACHIM W & GAIL
96056 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	201,271
FGR	682	55	375	39,977
FOP	271	30	81	8,635
FSP	272	40	109	11,620
FUS	1,024	100	1,024	109,164

TOTALS	4,137		3,477	370,666
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,477	100.0224	118.78	412,998	2001	2001	0	0	10.25	89.75
1 SNGL FAM - 100% - 2018 Heated Area: 2912 HX Base Yr 2018											

TOTAL OB/XF 8,265											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00	4.00	100

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			370,666
TOTAL MARKET OB/XF VALUE			8,265
TOTAL LAND VALUE - MARKET			185,000
TOTAL MARKET VALUE			563,931
SOH/AGL Deduction			148,276
ASSESSED VALUE			415,655
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			365,655
TOTAL JUST VALUE			563,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			589,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707686	REPAIR/RRF	14,800	12/01/2017
007359	NEW CONSTR	142,500	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2167/0104	12/28/2017	WD	Q	I	01
GRANTOR: LULLO FRANK R JR & MA					
GRANTEE: PFOH JOACHIM W & GA					
1908/1059	3/14/2014	QC	U	I	11
GRANTOR: LULLO FRANK R JR & MA					
GRANTEE: LULLO FRANK R JR &					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W10 N6 W8 S6 W3 FSP=[YR=2001] W32 S9 E2 N2 E8 S2 E22 N9 S \$ S9 W22 N2 W8 S2 W2 S28 FGR=[YR=2001] S31 E22 N31 W22 \$ E22 S6 E4 S3 E4 N3 E2 FOP=[YR=2001] S4 E28 N20 W7 S3 E2 S5 W2 S5 W19 S3 W2 \$ E2 N3 E19 N5 E2 N5 W2 N30 \$ PTR= E20 FUS2001 = E13 S5 E19 N5 E22 S20 W19 S3 W13 N3 W22 N20 \$ W20 \$									