

LOT 7
IN OR 1694/284
MARSH LAKES PB 5/159-167

EVANS JAMES R & SHIRLEY L
96068 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0007-0000



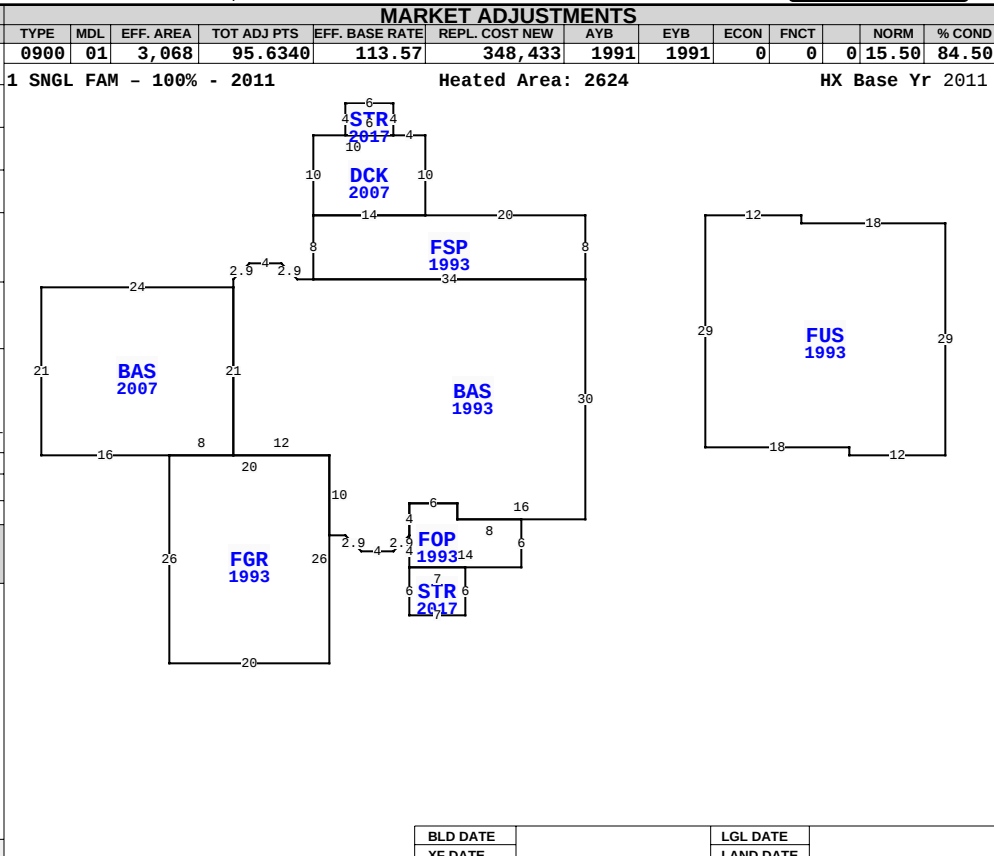
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	120,534
BAS	504	100	504	48,367
DCK	140	10	14	1,344
FGR	520	55	286	27,446
FOP	96	30	29	2,783
FSP	272	40	109	10,460
FUS	864	100	864	82,915
STR	24	10	2	192
STR	42	10	4	384
TOTALS	3,718		3,068	294,426

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	1,724.00	SF	4.00	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	

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



96068 MARSH LAKES DR, FERNANDINA BEACH					INC DATE				LAND DATE	
					XF DATE				AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,724.00	SF	4.00	4.00	100	1991	1991	3	64	4,413	
1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			7
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			294,426
TOTAL MARKET OB/XF VALUE			6,933
TOTAL LAND VALUE - MARKET			185,000
TOTAL MARKET VALUE			486,359
SOH/AGL Deduction			142,107
ASSESSED VALUE			344,252
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			294,252
TOTAL JUST VALUE			486,359
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216232	REMODEL	0	11/01/2012
B1226537	REMODEL	10,000	10/01/2012
B24352	REPAIR/RRF	6,000	02/01/2011
B20614	NEW CONSTR	103,399	10/01/2007
B20014	REMODEL	69,430	06/01/2007
M0509908	H/AC	0	06/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1694/0284	8/16/2010	WD	Q	I	01
GRANTOR: ANDERSON SHELDON & MA					390,000
GRANTEE: EVANS JAMES R & SHI					
1320/1724	5/31/2005	QC	U	I	01
GRANTOR: VAN METER MARJORIE					166,300
GRANTEE: ANDERSON MARJORIE &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W20 DCK=[YR=2007] N10 W4 STR=[YR=2017] N4 W6 S4 E6\$ W10 S10 E14\$ W14 S8 BAS=[YR=1993] W2 L2 U2 W4 D2 L2 S1 BAS=[YR=2007] W24 S21 E16 FGR=[YR=1993] S26 E20 N26 W20\$ E8 N21\$ S21 E12 S10 E2 R2 D2 E4 U2 R2 FOP=[YR=1993] S4STR=[YR=2017] S6 E7 N6 W7\$ E14 N6 W8N2 W6 S4 \$ N4 E6 S2 E16 N30 W34\$ E34 N8 \$ PTR=E15 FUS=[YR=1993] E12 S1E18 S29 W12 N1 W18 N29\$ W15\$.									

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