

LOT 10
IN OR 970/296
MARSH LAKES PB 5/159-167

MONTGOMERY EDWIN F & JENNIFER
96076 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,690	100	2,690	243,344
FGR	528	55	290	26,234
FOP	138	30	41	3,709
FSP	287	40	115	10,403
FUS	328	100	328	29,672

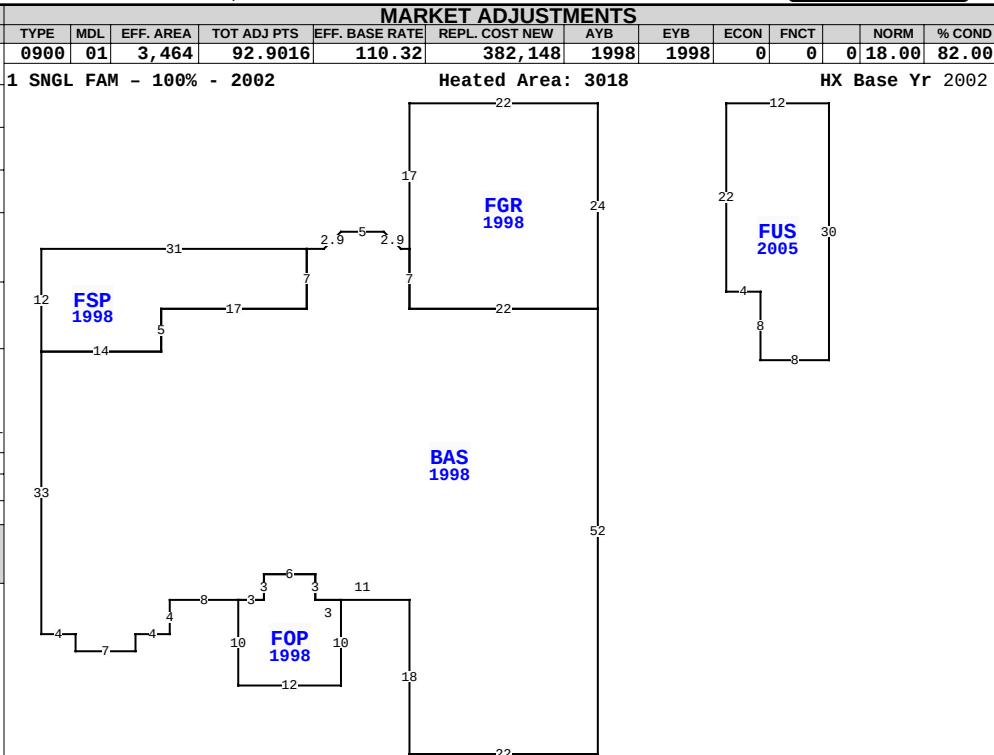
TOTALS	3,971		3,464	313,361
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	1242	WD DECK A
3	0810	CONCRETE A
4	0812	CONCRETE C
5	0322	BOAT LFT L
6	0300	BOAT DCK W
7	0350	CARPORT WD

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1998	1998	3	20	40	
3	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50	6.50	100	1998	1998	3	77	1,121	
4	0812	CONCRETE C	0	100	0	0	2,034.00	SF	4.00	4.00	100	1998	1998	3	77	6,265	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	24	360	
6	0300	BOAT DCK W	0	100	0	0	1,520.00	SF	40.00	40.00	100	2004	2004	3	40	24,320	
7	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2004	2004	3	24	374	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

REVIEW DATE	10/10/2017	BY	KW
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96076 MARSH LAKES DR, FERNANDINA BEACH
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
20.00	SF	10.00	10.00	100	1998	1998	3	20	40	
224.00	SF	6.50	6.50	100	1998	1998	3	77	1,121	
2,034.00	SF	4.00	4.00	100	1998	1998	3	77	6,265	
1.00	UT	1,500.00	1,500.00	100	2004	2004	3	24	360	
1,520.00	SF	40.00	40.00	100	2004	2004	3	40	24,320	
120.00	SF	13.00	13.00	100	2004	2004	3	24	374	

TOTAL OB/XF											35,385	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	1	

Total Acres: 0.00	Total Land Value: 185,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		313,361	
TOTAL MARKET OB/XF VALUE		35,385	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		533,746	
SOH/AGL Deduction		126,787	
ASSESSED VALUE		406,959	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		356,959	
TOTAL JUST VALUE		533,746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702086	OTHER	1,564	04/01/2017
P16054	OTHER	0	08/01/2012
982987	NEW CONSTR	242,000	08/01/1998

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
0970/0296	2/08/2001	WD U I
GRANTOR: PATE ADAM BLUE & ELIZ		
GRANTEE: MONTGOMERY EDWIN &		
0798/1535	7/08/1997	WD Q V
GRANTOR: AMELIA ISLAND CO		
GRANTEE: PATE ADAM BLUE & EL		

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=1998] W22 S17 BAS=[YR=1998] W1 U2 L2 W5 L2 D2 W2		
FSP=[YR=1998] W31 S12 E14 N5 E17 N7 \$ S7 W17 S5 W14 S33 E4 S2		
E7 N2 E4 N4 E8 FOP=[YR=1998] S10 E12 N10 W3 N3 W6 S3 W3 \$ E3		
N3 E6 S3 E11 S18 E22 N52 W22 N7 \$ S7 E22 N24 \$ PTR=		
E15FUS=[YR=2005] E12 S30 W8 N8 W4 N22 \$ W15 \$.		

OTHER ADJUSTMENTS AND NOTES		

Common: 185,000	PRINTED 08/02/2023 BY SYS
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