



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 40
Interior Floor	12	HARDWOOD 30
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

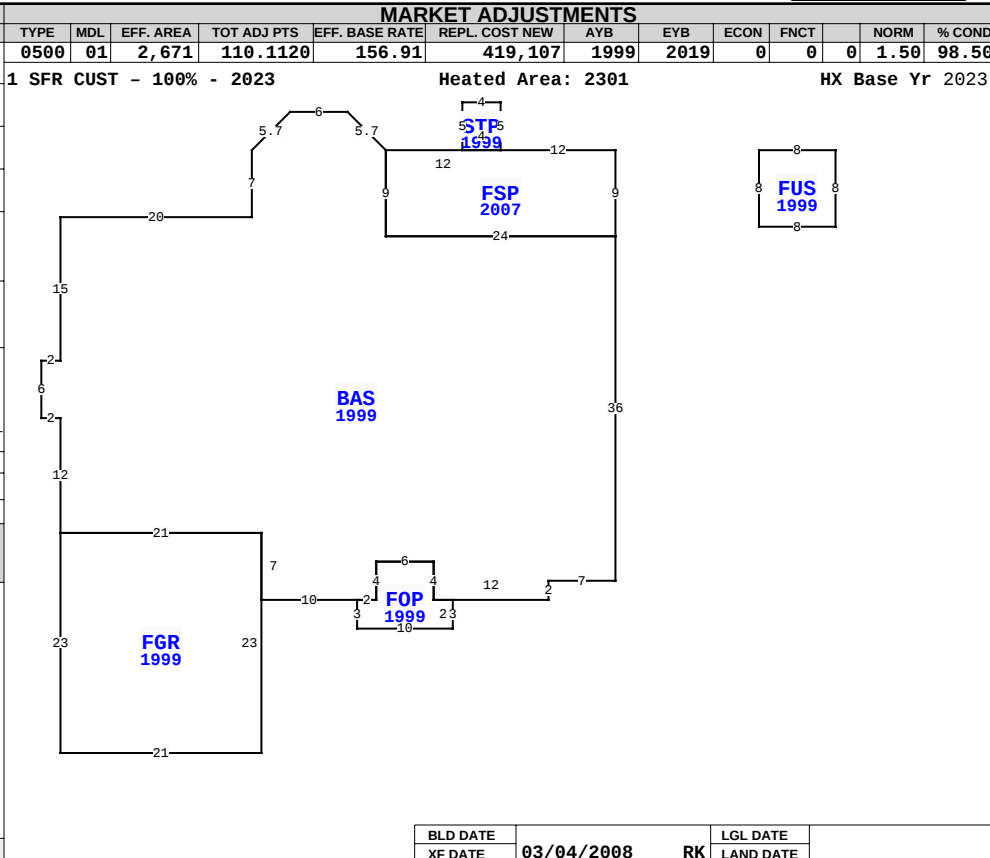
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	345,743
FGR	483	55	266	41,112
FOP	54	30	16	2,473
FSP	216	40	86	13,292
FUS	64	100	64	9,891
STP	20	10	2	309

TOTALS	3,074		2,671	412,820
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,734.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	52	3	156.00	SF	6.50	6.50
4	1124	CB/STC 4"	0 100	16	4	64.00	SF	6.50	6.50
5	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00
7	0835	QUARY TILE	1 100	0	0	200.00	SF	10.00	10.00

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



96094 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	03/04/2008	RK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF									
14,878									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	412,820		
TOTAL MARKET OB/XF VALUE	14,878		
TOTAL LAND VALUE - MARKET	185,000		
TOTAL MARKET VALUE	612,698		
SOH/AGL Deduction	0		
ASSESSED VALUE	612,698		
TOTAL EXEMPTION VALUE	HX HB		
BASE TAXABLE VALUE	562,698		
TOTAL JUST VALUE	612,698		
NCON VALUE	1,840		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	481,610		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805263	NEW CONSTR	170,000	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2610/1399	12/27/2022	WD	Q	I	01
					769,000
GRANTOR: RANDOLPH WILLIAM F &					
GRANTEE: WATERHOUSE CHRISTOP					
1331/1916	7/11/2005	WD	Q	I	
					390,000
GRANTOR: GODWIN EVELYN C					
GRANTEE: RANDOLPH WM F & YVO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W12 STP=[YR=1999] N5 W4 S5 E4\$ W12 BAS=[YR=1999] U4 L4 W6 D4 L4 S7 W20S15 W2 S6 E2 S12 FGR=[YR=1999] S23 E21 N23 W21\$ E21 S7 E10 FOP=[YR=1999] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 N2 E7 N36 W24 N9\$ S9 E24 N9\$ PTR= E15 FUS=[YR=1999] E8 S8 W8 N8\$ W15\$.									