LOT 20
IN OR 2478/1672
MARSH LAKES PB 5/159-167

SOUTHWICK MARY L L/E/
88001 MARSH LAKES CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0020-0000

BUILDING CHARACTERISTICS

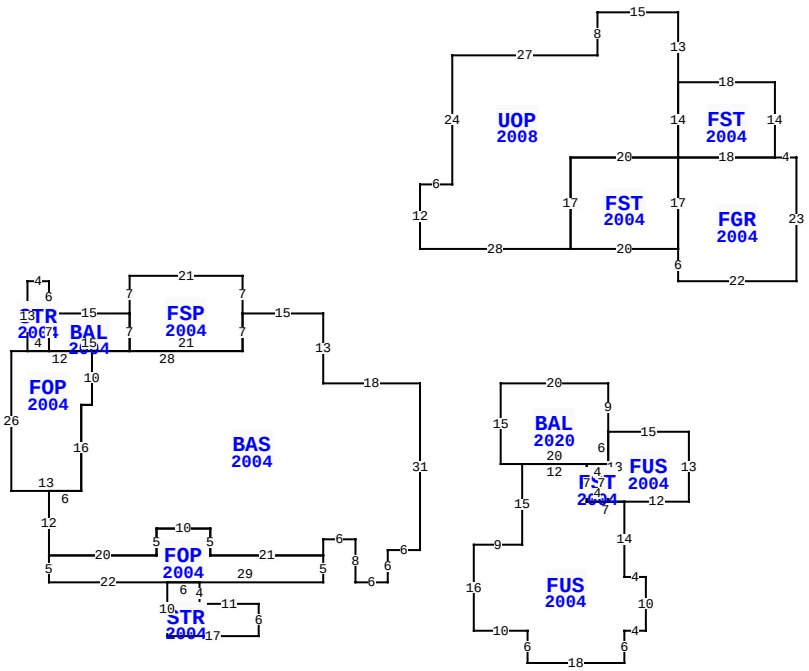
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAL	105	15	16	1,487
BAL	300	15	45	4,183
BAS	2,399	100	2,399	222,984
FGR	506	55	278	25,840
FOP	305	30	92	8,551
FOP	358	30	107	9,945
FSP	294	40	118	10,968
FST	28	55	15	1,394
FST	252	55	139	12,920
FST	340	55	187	17,381
TOTALS	7,456		4,714	438,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,714	85.6818	101.75	479,650	2004	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2005 Heated Area: 3426 HX Base Yr 2005



** This building has 15 Sub-Areas

88001 MARSH LAKES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		438,160
TOTAL MARKET OB/XF VALUE		26,452
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		764,612
SOH/AGL Deduction		251,560
ASSESSED VALUE		513,052
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		458,052
TOTAL JUST VALUE		764,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		744,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006518	DECK REPLACEMENT	17,000	08/01/2020
B25430	REPAIR/RRF	5,438	12/01/2011
B20722	REMODEL	2,000	11/01/2007
B031197	NEW CONSTR	458,250	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1672	7/06/2021	QC	U	I	11	100
GRANTOR: SOUTHWICK MARY L						
GRANTEE: LATORRE SUSAN M & R						
1041/0316	3/04/2002	TD	Q	V		240,000
GRANTOR: SCARPELLI KEVIN & C T						
GRANTEE: SOUTHWICK HENRY I I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 N13 W15 FSP=[YR=2004] N7 W21 S7 BAL=[YR=2004] W15 STR=[YR=2004] N6 W4 S13 FOP=[YR=2004] W3 S26 E13 N16 E2 N10 W12$ E4 N7$ S7 E15 N7$ S7 E21 N7$ S7 W28 S10 W2 S16 W6 S12 FOP=[YR=2004] S5 E22 STR=[YR=2004] S10 E17 N6 W11 N4 W6$ E29 N5 W21 N5 W10 S5 W20$ E20 N5 E10 S5 E21 N3 E6 S8 E6 N6 E6 N31$ PTR=N25 UOP=[YR=2008] N12E6 N24 E27 N8 E15 S13 FST=[YR=2004] E18 S14 FGR=[YR=2004] E4 S23 W22 N6 FST=[YR=2004] W20 N17 E20 S17$ N17 E18$ W18 N14$ S14 W20 S17 W28$ S25$ PTR= E15 BAL=[YR=2020] E20 S9 FUS=[YR=2004] E15 S13 W12 FUS=[YR=2004] S14 E4 S10 W4 S6 W18 N6 W10N16 E9 N15 E12 S7 E7 $ W3 FST=[YR=2004] W4 N7 E4 S7 $ N13 $ S6 W20 N15 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	6,230	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2004	2004	3	86	805	
3	0812	CONCRETE C	0	100	0	0	2,256.00	SF	4.00	4.00	100	2004	2004	3	86	7,761	
4	0300	BOAT DCK W	0	100	0	0	553.00	SF	40.00	40.00	100	2004	2004	3	40	8,848	
5	0303	FLT DOCK W	0	100	0	0	160.00	SF	26.00	26.00	100	2004	2004	3	40	1,664	
6	0311	WD GANG WY	0	100	0	0	17.00	SF	45.00	45.00	100	2004	2004	3	24	184	
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 26,452

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 12/17/2020 BY KW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS