

LOT 21
IN OR 1888/1945
MARSH LAKES PB 5/19-167

ARCHARD JON J & NICOLE C
88004 MARSH LAKES COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2											
Exterior Wall		06	BD/BATTEN 50		0900	01	6,143	93.1950	110.67	679,846	1997	1999	0	0	0	14.38	85.62	VALUATION SUMMARY											
Exterior Wall		14	WD SHINGLE 50		1 SNGL FAM - 0% - 0													STANDARD											
Roof Structur		08	IRREGULAR 100		Heated Area: 5267													Tax Group: 7											
Roof Cover		03	COMP SHNGL 100		HX Base Yr													Tax Dist:											
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE											
Interior Floo		12	HARDWOOD 100															TOTAL MARKET OB/XF VALUE											
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET											
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE											
Bedrooms		3	100															SOH/AGL Deduction											
Bathrooms		4	100															ASSESSED VALUE											
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE											
Stories		2.	100															BASE TAXABLE VALUE											
Units		0	100															TOTAL JUST VALUE											
Occupancy		00	NONE 100															NCON VALUE											
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	3,727	100	3,727	353,154																									
FGR	852	55	469	44,440																									
FOP	188	30	56	5,307																									
FOP	252	30	76	7,201																									
FOP	288	30	86	8,149																									
FSP	366	40	146	13,834																									
FST	12	55	7	664																									
FUS	1,540	100	1,540	145,924																									
UOP	180	20	36	3,411																									
TOTALS	7,405		6,143	582,084																									
EXTRA FEATURES					88004 MARSH LAKES CT, FERNANDINA BEACH																								
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	0861	POOL GUNIT	0	0	0	0	664.00	SF	85.00	85.00	100	1997	1997	3	21	11,852													
2	0845	KOOL DECK	0	0	0	0	975.00	SF	7.25	7.25	100	1997	1997	3	75	5,302													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835													
4	1241	WD DECK G	0	0	3	7	21.00	UT	11.50	11.50	100	1997	1997	3	26	63													
5	0300	BOAT DCK W	0	0	0	0	720.00	SF	40.00	40.00	100	1997	1997	3	26	7,488													
6	0811	CONCRETE B	0	0	0	0	2,448.00	SF	5.20	5.20	100	1997	1997	3	75	9,547													
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200													
8	1242	WD DECK A	0	0	0	0	520.00	SF	10.00	10.00	100	2006	2006	3	31	1,612													
9	0855	CONC PAVER	0	0	0	0	1,495.00	SF	10.00	10.00	100	2019	2019	3	99	14,801													
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	20	400													
LAND DESCRIPTION					TOTAL OB/XF												54,100												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000												
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