

LOT 24 & PT OF LOT 23 IN
OR 2555/999
MARSH LAKES PB 5/159-167

GOSSETT WALTER D & SUSAN S L/E/
96118 MARSH LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

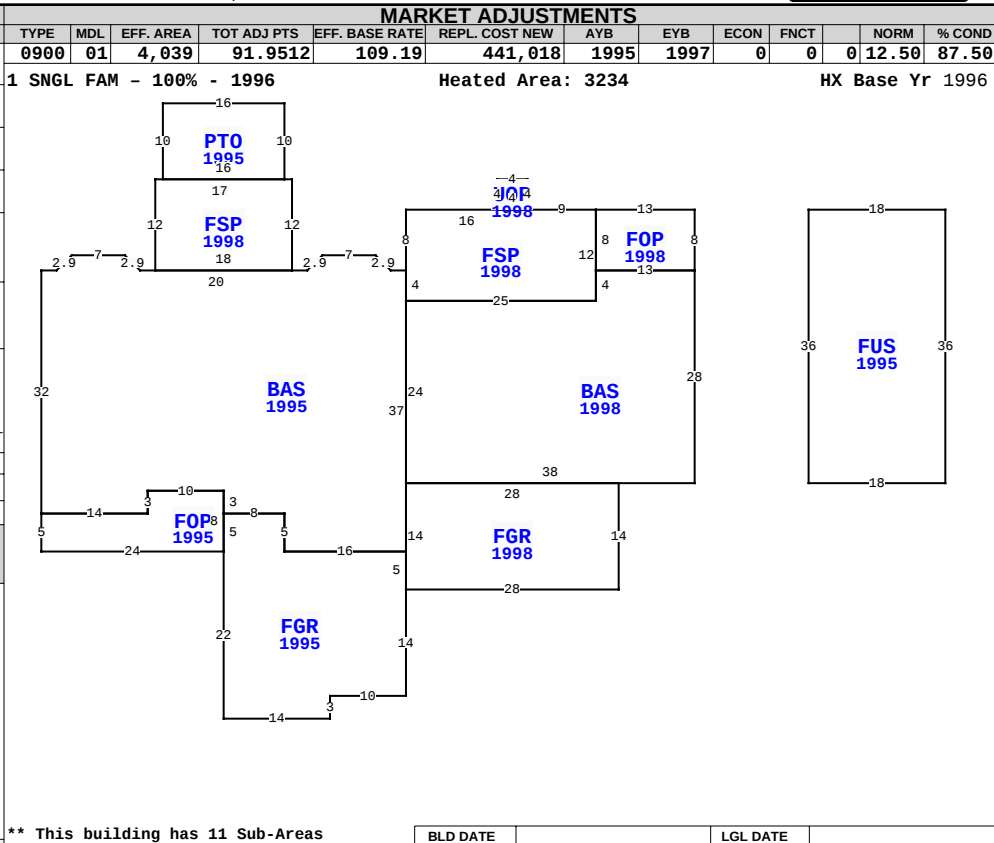
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	1,622	154,968
BAS	964	100	964	92,102
FGR	538	55	296	28,280
FGR	392	55	216	20,637
FOP	150	30	45	4,300
FOP	104	30	31	2,962
FSP	216	40	86	8,216
FSP	300	40	120	11,465
FUS	648	100	648	61,911
PTO	160	5	8	765
TOTALS	5,110		4,039	385,891

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0812	CONCRETE C	0 100	
2	1242	WD DECK A	0 100	
3	1242	WD DECK A	0 100	
4	0820	WOOD WALK	0 100	
5	0812	CONCRETE C	0 100	



96118 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	4.00	100	1995	1995	3	72	4,493	
10.00	10.00	100	1998	1998	3	20	1,400	
10.00	10.00	100	1998	1998	3	20	64	
11.75	11.75	100	1998	1998	3	40	301	
4.00	4.00	100	1998	1998	3	77	5,569	

LAND DESCRIPTION										TOTAL OB/XF					11,827			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	300,000.00	300,000.00	4	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		385,891	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		450,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		847,718	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		407,393	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		357,393	
TOTAL JUST VALUE		NCON VALUE		847,718	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				749,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24411	REMODEL	15,000	03/01/2011
984928	ADDITION	55,000	05/01/1998
95-1352	NEW CONSTR	0	10/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2555/0999	4/14/2022	LE U	I	14	
GRANTOR: GOSSETT WALTER D & SU					
GRANTEE: GOSSETT WALTER D &					
1713/0351	12/02/2010	QC U	I	11	100
GRANTOR: TENNILLE WILSON R SR					
GRANTEE: GOSSETT WALTER D &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1998] W13 FSP=[YR=1998] W9 UOP=[YR=1998] N4 W4 S4 E4 \$ W16 S8 BAS=[YR=1995] W2 U2 L2 W7 D2 L2 W2 FSP=[YR=1998] N12 W1 PTO=[YR=1995] N10 W16 S10 E16 \$ W17 S12 E18 \$ W20 U2 L2 W7 D2 L2 W2 S32 FOP=[YR=1995] S5 E24 FGR=[YR=1995] S22 E14 N3 E10 N14 FGR=[YR=1998] E28 N14 W28 S14 \$ N5 W16 N5 W8 S5 \$ N8 W10 S3 W14 \$E14 N3 E10 S3 E8 S5 E16 N37 \$ S4 E25N12 \$ S8 BAS=[YR=1998] S4 W25 S24 E38 N28 W13 \$ E13 N8 \$PTR= E15 FUS=[YR=1995] E18 S36 W18 N36 \$ W15 \$.									