

LOT 25
IN OR 754 PG 730
MARSH LAKES PB 5/159-167

PRICE MICHAEL B & NANCY L
96120 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 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. 1. 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	2,673	100	2,673	264,247
DCK	36	10	4	396
FGR	513	55	282	27,878
FOP	188	30	56	5,536
FSP	470	40	188	18,585
FSP	300	40	120	11,863
STR	28	10	3	297
TOTALS	4,208		3,326	328,800

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,293.00	SF	4.00	
3	1242	WD DECK A	0 100	4	10	40.00	SF	10.00	
4	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	
5	1123	CB 8"	0 100	0	0	12.00	SF	6.15	
6	0911	SCRN RM A	0 100	0	0	680.00	SF	17.50	
7	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	
8	0855	CONC PAVER	0 100	0	0	1,233.00	SF	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	0006	RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,326	95.1372	112.98	375,771	1997	1997	0	0
1 SNGL FAM - 100% - 1998 Heated Area: 2673 HX Base Yr 1998									
96120 MARSH LAKES DR, FERNANDINA BEACH									

TOTAL OB/XF									
43,677									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
7									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 7 Tax Dist:									
BUILDING MARKET VALUE									
328,800									
TOTAL MARKET OB/XF VALUE									
43,677									
TOTAL LAND VALUE - MARKET									
285,000									
TOTAL MARKET VALUE									
657,477									
SOH/AGL Deduction									
299,383									
ASSESSED VALUE									
358,094									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
308,094									
TOTAL JUST VALUE									
657,477									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
633,547									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706735	REPAIR/RRF	25,313	10/01/2017
B22581	ADDITION	12,500	06/01/2009
B22582	SWIM POOL	40,000	06/01/2009
R11930	REPAIR/RRF	3,500	06/01/2009
963382	NEW CONSTR	110,000	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0754/0730	3/19/1996	WD	Q	V		45,000	
GRANTOR: STEGALL RODNEY & PATR							
GRANTEE: PRICE MICHAEL & NAN							
0672/1114	12/23/1992	WD	Q	V		47,500	
GRANTOR: NAUDIN KEN & LINDA							
GRANTEE: STEGALL RODNEY & P							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2009] N10 W30 S10E30\$ FSP=[YR=1997] W30 DCK=[YR=1997] N6 W6 S6 BAS=[YR=1997] W28 S41 FGR=[YR=1997] S23 E21 N9 FOP=[YR=1997] E16 STR=[YR=2014] S4 E7 N4 W7\$ E12 N4 W2 U2 L2 N6 W8 S2 D3 L1 D2 L2 L3 D1 W10 S4\$ N4 E3 N10 W24\$ E24 S10 E7 R3 U1 U2 R2 U3 R1 N2 E8 S6 D2 R2 E2 S13 E15 N54 W20 S11 W10 N11 W6 N10\$ E6\$ W6 S10 E6 S11 E10 N11 E20 N10\$.									