

LOT 26
IN OR 706 PG 1981
MARSH LAKES PB 5/159-167

BLANTON DARRELL G & SHARON H
96124 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	17	CB STUCCO 50								0900	01	3,513	89.5050	106.29		373,397	1997	1997	0	0	0	12.38	87.62	VALUATION BY																	
Exterior Wall	31	HARDIE BRD 50								1 SNGL FAM - 100% - 1998										Heated Area: 2020										HX Base Yr 1998											
Roof Structure	08	IRREGULAR 100																		Tax Group: 7										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										327,170											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										7,938											
Interior Floor	14	CARPET 60																		TOTAL LAND VALUE - MARKET										285,000											
Interior Floor	09	PINE WOOD 40																		TOTAL MARKET VALUE										620,108											
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										278,647																					
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										341,461																					
Bedrooms	4	100								TOTAL EXEMPTION VALUE										HX HB 50,000																					
Bathrooms	3	100								BASE TAXABLE VALUE										291,461																					
Frame	03	MASONRY 100								TOTAL JUST VALUE										620,108																					
Stories	2.	2. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										600,564																					
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	2,020	100	2,020	188,125																																					
FGR	1,840	55	1,012	94,248																																					
FOP	180	30	54	5,029																																					
FOP	276	30	83	7,730																																					
FOP	372	30	112	10,430																																					
FST	120	55	66	6,147																																					
STR	126	10	13	1,211																																					
UOP	372	20	74	6,891																																					
UOP	396	20	79	7,357																																					
TOTALS																						5,702	3,513	327,170																	
EXTRA FEATURES																						96124 MARSH LAKES DR, 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	0812	CONCRETE C	0 100	0 0	2,646.00	SF	4.00	4.00	100	1997	1997	3	75	7,938																											
																	BLD DATE					LGL DATE																			
																	XF DATE					LAND DATE																			
																	INC DATE					AG DATE																			
																	05/22/2023					MLU																			
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
FOP=[YR=1997] E31 BAS=[YR=1997] E15 S52 FOP=[YR=1997] S6 W20 STR=[YR=1997] S21 W6 N21 E6\$ W26 N6 E46\$ W46 N40 E31 N12\$ S12 W31 N12\$ PTR=N20 UOP=[YR=1997] N6 FGR=[YR=1997] N40 UOP=[YR=1997] N12 E31 FOP=[YR=1997] E15 S12 W15 N12\$ S12 W31\$ E46 S40 W26 FST=[YR=1997] N15 W8 S15 E8\$ W20 \$ E12 N15 E8 S15 E26 S6 W46\$ S20\$.																																									
LAND DESCRIPTION																																									
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	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	300,000.00	285,000.00	285,000																								
REVIEW DATE 01/31/2019 BY KWX Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 08/02/2023 BY SYS																																									