

LOT 27
IN OR 1763/754
MARSH LAKES PB 5/159-167

CLEAVER JOYCE LIVING TRUST/CLEAVER JOYCE TRUSTEE
96128 MARSH LAKES DRIVE NE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	18	CEMENT BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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

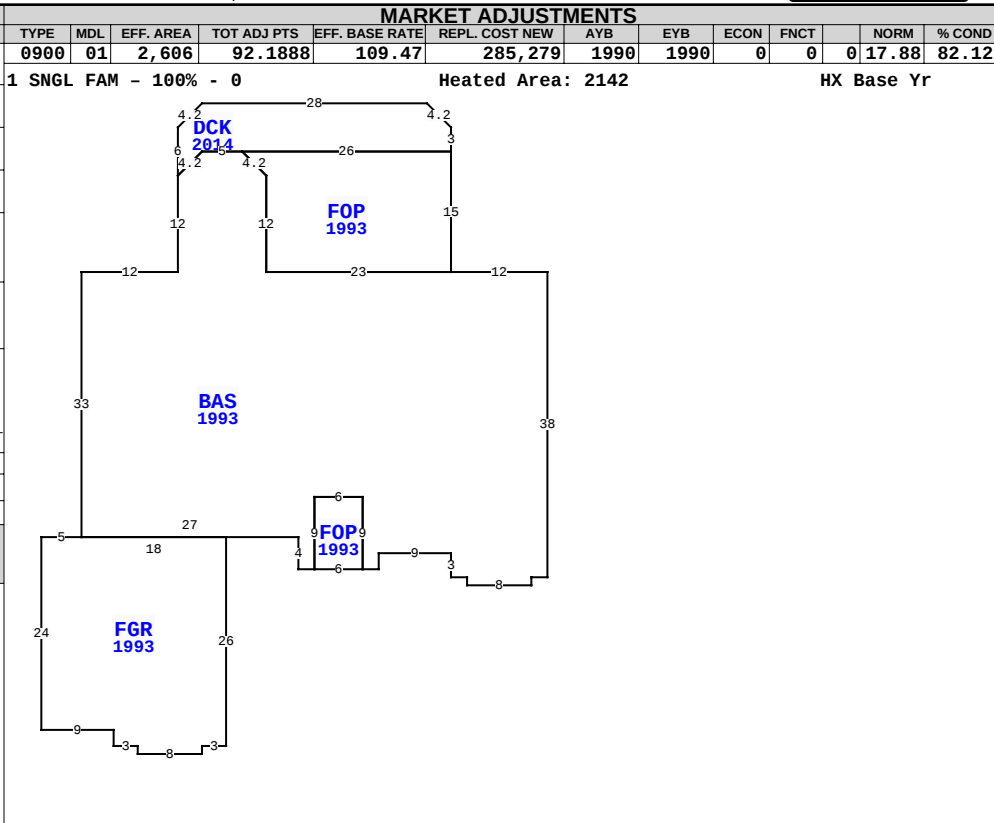
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2,142	192,559
DCK	200	10	20	1,798
FGR	588	55	323	29,037
FOP	54	30	16	1,439
FOP	350	30	105	9,439

TOTALS	3,334		2,606	234,271
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,298.00	SF	4.00



96128 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,298.00	SF	4.00	4.00	100	1990	1990	3	62	3,219	

LAND DESCRIPTION	TOTAL OB/XF	5,669
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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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE				234,271	
TOTAL MARKET OB/XF VALUE				5,669	
TOTAL LAND VALUE - MARKET				285,000	
TOTAL MARKET VALUE				524,940	
SOH/AGL Deduction				294,610	
ASSESSED VALUE				230,330	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				175,330	
TOTAL JUST VALUE				524,940	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				498,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428735	REPDECK	63,000	05/01/2014
3820	H/AC	7,000	02/20/1990
6209	NEW CONSTR	76,759	01/23/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1763/0754	8/24/2011	WD	U	I	30
GRANTOR: CLEAVER JOYCE					
GRANTEE: CLEAVER JOYCE & SUS					
0597/0781	5/18/1990	WD	Q	I	
GRANTOR: TREVETT HOMES INC					
GRANTEE: CLEAVER STEPHEN & J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FOP=[YR=1993] N15 DCK=[YR=2014] N3 U3 L3 W28 D3 L3 S6 U3 R3 E5 E26\$ W26 D3 R3 S12 E23 \$W23 N12 U3 L3 W5 D3 L3 S12 W12 S33 FGR=[YR=1993] W5 S24 E9 S2 E3 S1 E8 N1 E3 N26 W18 \$ E27 S4 E2 FOP=[YR=1993] E6 N9 W6 S9 \$ N9E6 S9 E2 N2 E9 S3 E2 S1 E8 N1 E2 N38 \$.									