

LOT 29
IN OR 805/1889
MARSH LAKES PB 5/159-167

WITHROW ROBERT P & DIANE C
96136 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,551	100	1,551	148,883
DCK	159	10	16	1,536
DCK	180	10	18	1,728
FGR	638	55	351	33,693
FOP	221	30	66	6,336
FSP	180	40	72	6,912
FUS	1,204	100	1,204	115,575
STP	16	10	2	192
UOP	28	20	6	576

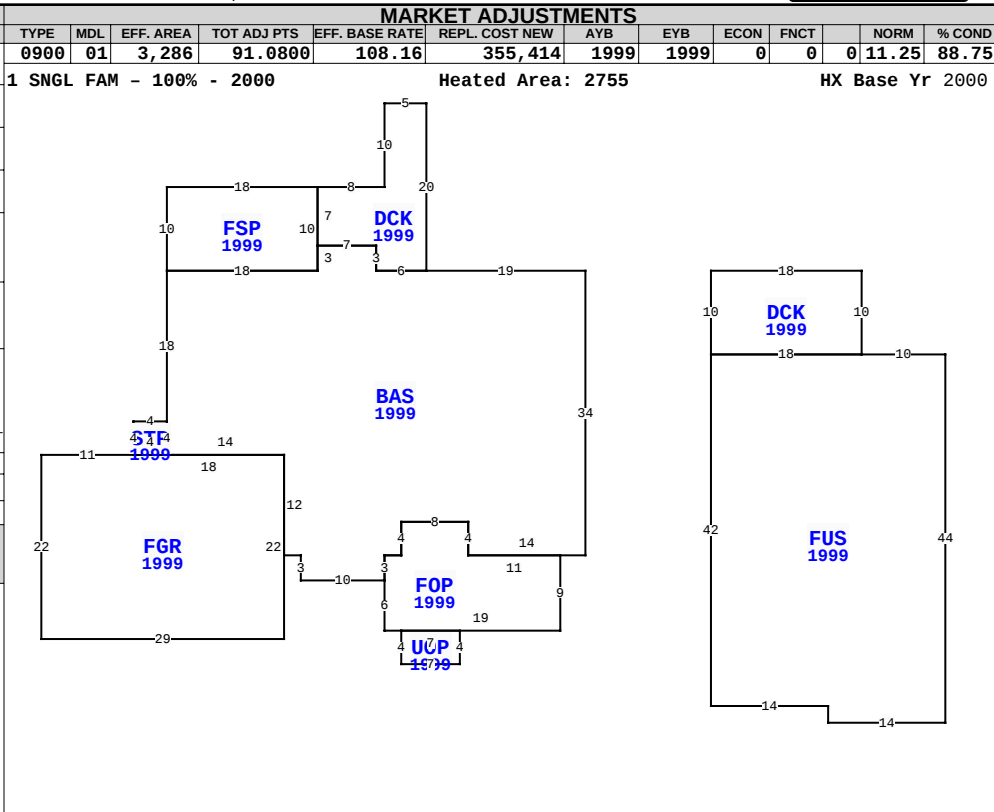
TOTALS 4,177 3,286 315,430

EXTRA FEATURES

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	1999	1999	3	84	2,940	
2	0812	CONCRETE C	0 100	0	0	3,028.00	SF	4.00	4.00	100	1999	1999	3	79	9,568	
3	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00	100	1999	1999	3	20	42	

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							



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

96136 MARSH LAKES DR, FERNANDINA BEACH

TOTAL OB/XF																12,550
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	7		
VALUATION BY	STANDARD				
Tax Group: 7	Tax Dist:				
BUILDING MARKET VALUE	315,430				
TOTAL MARKET OB/XF VALUE	12,550				
TOTAL LAND VALUE - MARKET	285,000				
TOTAL MARKET VALUE	612,980				
SOH/AGL Deduction	257,264				
ASSESSED VALUE	355,716				
TOTAL EXEMPTION VALUE	HX HB	50,000			
BASE TAXABLE VALUE	305,716				
TOTAL JUST VALUE	612,980				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	588,297				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707487	REPAIR/RRF	17,981	11/01/2017
9805595	NEW CONSTR	117,000	12/01/1998