LOT 30
IN OR 1954/111
MARSH LAKES PB 5/159-167

ZIMMERMAN JEFFREY T & ERIKA K
96140 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

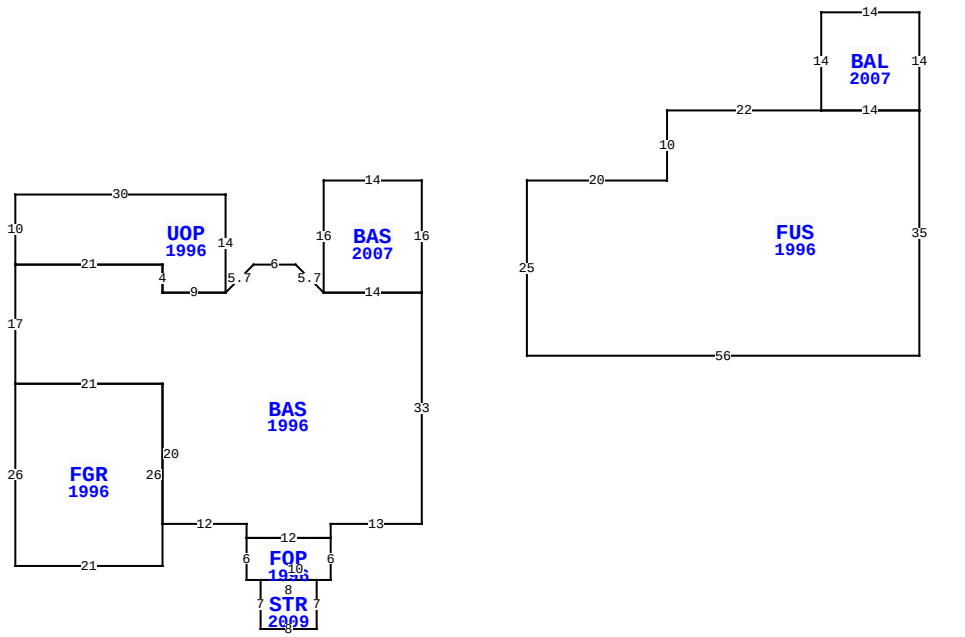
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAL	196	15	29	2,680
BAS	1,642	100	1,642	151,711
BAS	224	100	224	20,697
FGR	546	55	300	27,718
FOP	72	30	22	2,033
FUS	1,760	100	1,760	162,613
STR	56	10	6	554
UOP	336	20	67	6,191
TOTALS	4,832		4,050	374,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,050	87.9120	104.40	422,820	1996	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2016 Heated Area: 3626 HX Base Yr 2016



96140 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		374,196
TOTAL MARKET OB/XF VALUE		36,760
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		710,956
SOH/AGL Deduction		299,409
ASSESSED VALUE		411,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		361,547
TOTAL JUST VALUE		710,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104209	REMODEL - BATH	18,000	04/07/2021
B2101294	(1) DOOR	3,880	02/01/2021
M2004887	H/AC	0	06/01/2020
R1708191	REPAIR/RRF	27,000	12/01/2017
0069807	SWIM POOL	18,500	03/01/2000
962900	NEW CONSTR	174,000	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0111	11/24/2014	SW	U	I	12	416,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: ZIMMERMAN JEFFREY T						
1883/0984	10/04/2013	CT	U	I	18	380,000
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 S16 BAS=[YR=1996] U4 L4 W6 D4 L4
UOP=[YR=1996] N14 W30 S10 E21 S4 E9$ W9 N4 W21 S17
FGR=[YR=1996] S26 E21 N26W21$ E21 S20 E12 S2 FOP=[YR=1996]
S6E2 STR=[YR=2009] S7E8 N7 W8 $E10 N6 W12 $ E12 N2 E13 N33
W14$E14 N16$ PTR= E15 FUS=[YR=1996] E20 N10 E22 BAL=[YR=2007]
N14 E14 S14 W14$ E14 S35 W56 N25$ W15$.

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	4,277.00	SF	4.00	4.00	100	1996	1996	3	73	12,489	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2000	2000	3	27	11,750	
4	0855	CONC PAVER	0	100	0	0	1,015.00	SF	10.00	10.00	100	2000	2000	3	80	8,120	
5	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2000	2000	3	29	1,601	

LAND DESCRIPTION

TOTAL OB/XF 36,760

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS