

PERKINS SAMUEL E &/DURRENCE-PERKINS BRANDI
96152 MARSH LAKES DR
FERNANDINA BEACH, FL 32034-6811

37-2N-28-1320-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																																					
Exterior Wall	16	WD FR STUC 100								0900	01	5,865	97.8975	116.25	681,806	1998	1998	0	0	12.00	88.00	VALUATION BY								STANDARD																																													
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2010										Heated Area: 5116										HX Base Yr 2010										Tax Group: 7								Tax Dist:																											
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								599,989																											
Interior Wall	05	DRYWALL 90																																						TOTAL MARKET OB/XF VALUE								53,880																											
Interior Wall	08	DECORATIVE 10																																						TOTAL LAND VALUE - MARKET								300,000																											
Interior Floo	12	HARDWOOD 80																																						TOTAL MARKET VALUE								953,869																											
Interior Floo	14	CARPET 20																																						SOH/AGL Deduction								132,888																											
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								820,981																											
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000																											
Bedrooms		4 100																																						BASE TAXABLE VALUE								770,981																											
Bathrooms		5.5 100																																						TOTAL JUST VALUE								953,869																											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0																											
Stories	2.	2. 100																																						INCOME VALUE																																			
Units		0 100																																						PREVIOUS YEAR MKT VALUE								941,066																											
Occupancy	00	NONE 100																																																																									
Quality		01	Quality Level 01																																																																								
DOR CODE		0100	SINGLE FAMILY																																																																								
MAP NUM			MKT AREA																																																																								
NEIGHBORHOOD/LOC		4015.00																																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																																																																							
BAL	70	15	10	1,023																																																																							
BAS	2,315	100	2,315	236,825																																																																							
BAS	222	100	222	22,711																																																																							
DCK	723	10	72	7,366																																																																							
FGR	709	55	390	39,897																																																																							
FOP	96	30	29	2,966																																																																							
FOP	746	30	224	22,915																																																																							
FUS	468	100	468	47,876																																																																							
FUS	2,111	100	2,111	215,956																																																																							
STR	113	10	11	1,126																																																																							
TOTALS	7,705		5,865	599,989																																																																							
EXTRA FEATURES										96152 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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	5,810																																																												
2	0810	CONCRETE A	0 100	0	0	1,658.00	SF	6.50	6.50	100	1998	1998	3	77	8,298																																																												
4	1242	WD DECK A	0 100	4	14	56.00	SF	10.00	10.00	100	1998	1998	3	20	112																																																												
5	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64																																																												
7	0861	POOL GUNIT	0 100	14	36	504.00	SF	85.00	85.00	100	1998	1998	3	23	9,853																																																												
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400																																																												
9	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200																																																												
11	0855	CONC PAVER	0 100	0	0	3,020.00	SF	10.00	10.00	100	2002	2002	3	83	25,066																																																												
12	0474	VF 4 RAIL	0 100	0	0	196.00	LF	9.25	9.25	100	2002	2002	3	61	1,106																																																												
13	1076	TRELLIS A	0 100	16	12	192.00	SF	11.25	11.25	100	2005	2005	3	44	950																																																												
LAND DESCRIPTION										TOTAL OB/XF										51,859																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																																																										

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