

LOT 36
IN OR 1925/1303
MARSH LAKES PB 5/159-167

LOHR REVOCABLE TRUST/LOHR JOHN W III TRUSTEE
96166 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

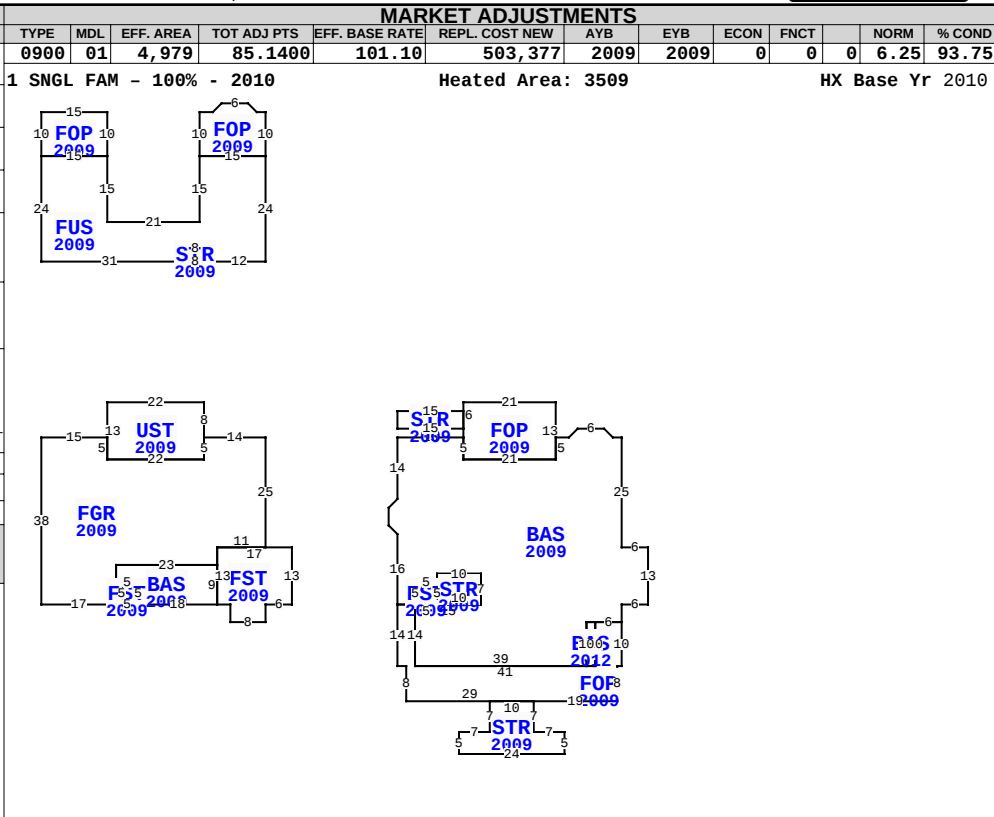
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100	182	17,250
BAS	2,422	100	2,422	229,560
BAS	20	100	20	1,896
FGR	1,478	55	813	77,057
FOP	150	30	45	4,266
FOP	166	30	50	4,739
FOP	273	30	82	7,772
FOP	500	30	150	14,217
FST	25	55	14	1,327
FST	25	55	14	1,327
TOTALS	7,009		4,979	471,916

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0410	ELEVATOR	0 100	0	0	1.00	UT	20,000.00	20,000.00
3	0812	CONCRETE C	0 100	0	0	3,775.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100	0006	RS-1	0.00	0.00	1.00



** This building has 17 Sub-Areas

96166 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,979	85.1400	101.10	503,377	2009	2009	0	0	6.25	93.75
TOTAL OB/XF 37,031											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	
Tax Dist:		
BUILDING MARKET VALUE		471,916
TOTAL MARKET OB/XF VALUE		37,031
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		808,947
SOH/AGL Deduction		157,835
ASSESSED VALUE		651,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		601,112
TOTAL JUST VALUE		808,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		785,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24311	ADDITION	1,817	01/01/2011
C21966	CO ISSUED	0	11/01/2009
M14650	MECH OTHER	0	07/01/2009
E21357	TEMP POLE	5,300	11/01/2008
P13547	NEW CONSTR	0	11/01/2008
R11581	REPAIR/RRF	11,500	10/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1925/1303	7/01/2014	QC	U	I	11

GRANTOR: LOHR JOHN W III & JOA
GRANTEE: LOHR JOHN W III & J
1269/0521 10/27/2004 WD U V 06 100
GRANTOR: HIGHLAND PROPERTIES 2
GRANTEE: LOHR JOHN W III & J

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2009] W14 UST=[YR=2009] N8 W22 S13 E22 N5 \$ S5 W22 N5 W15 S38 E17 FST=[YR=2009] E5 BAS=[YR=2009] E18 FST=[YR=2009] E3 S4 E8 N4 E6 N13 W17 S13 \$ N9 W23 S4 E5 S5 \$ N5 W5 S5 \$ N9 E23 N4 E11 N25\$ PTR= E30 BAS=[YR=2009] E15 FOP=[YR=2009] N2 STR=[YR=2009] W15 N4 E15 S4 \$ N6 E21 S13 W21 N5 \$ S5 E21 N5 E3 U2 R2 E6 D2 R2 E2 S25 E6 S13 W6 S4 FOP=[YR=2009] S10 W1 S8 W19 STR=[YR=2009] S7 E7 S5 W24 N5 E7 N7 E10 \$ W29 N8 W2 N14 E4 FST=[YR=2009] N5 E5 STR=[YR=2009] N2 E10 S7 W10 N5\$ S5 W5\$ S14 E41 N10 E6\$ W6 BAS=[YR=2012] S10 W2 N10 E2\$ W2 S10 W39 N14 E15 N7 W10 S2 W5 S5 W4N16 U2 L2 N4 U2 R2 N14\$ W30 \$ PTR= N40FUS=[YR=2009] N24 FOP=[YR=2009] N10 W2 U2 L2 W6 D2 L2 W3 S10 E15\$ W15