LOTS 37 & 38
IN OR 678 PG 13
MARSH LAKES PB 5/159-167

FLENNIKEN WARREN & ELLEN
96176 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

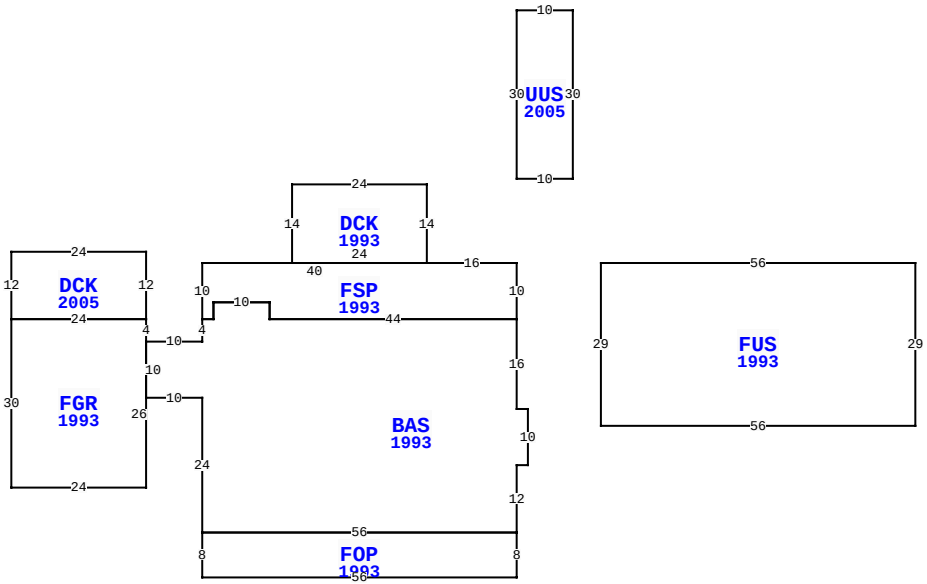
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,278	100	2,278	268,043
DCK	336	10	34	4,001
DCK	288	10	29	3,412
FGR	720	55	396	46,596
FOP	448	30	134	15,767
FSP	530	40	212	24,945
FUS	1,624	100	1,624	191,090
UUS	300	50	150	17,650
TOTALS	6,524		4,857	571,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,857	95.4600	136.03	660,698	1993	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2021 Heated Area: 3902 HX Base Yr



96176 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		571,504
TOTAL MARKET OB/XF VALUE		152,323
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		1,263,827
SOH/AGL Deduction		14,532
ASSESSED VALUE		1,249,295
TOTAL EXEMPTION VALUE	13	1,249,295
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,263,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,043,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706653	REPAIR/RRF	7,000	10/01/2017
R13099	RE-ROOF	12,000	08/01/2012
E14633	ELEC OTHER	0	03/01/2005
93-00295	NEW CONSTR	159,611	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0678/0013	3/31/1993	WD	U	V	09	88,000

GRANTOR: AMELIA ISLAND CO
GRANTEE: FLENNIKEN WARREN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W16 DCK=[YR=1993] N14 W24 S14 E24 $ W40 S10 BAS=[YR=1993] S4 W10 FGR=[YR=1993] N4 DCK=[YR=2005] N12 W24 S12 E24 $ W24 S30 E24 N26 $ S10 E10 S24 FOP=[YR=1993] S8 E56 N8 W56 $ E56 N12 E2 N10 W2 N16 W44 N3 W10 S3 W2 $ E2 N3 E10 S3 E44 N10 $ PTR= E15 FUS=[YR=1993] E56 S29 W56 N29 $ W15 $PTR= N15 UUS=[YR=2005] E10 N30 W10 S30 $ S15 $.

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	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	2,811.30	SF	4.00	4.00	100	1993	1993	3	68	7,647	
3	0300	BOAT DCK W	0	100	100	6	6,600.00	SF	40.00	40.00	100	2005	2005	3	44	116,160	
4	0302	FLT DOCK C	0	100	30	10	300.00	SF	50.00	50.00	100	2005	2005	3	27	4,050	
5	0310	AL GANG WY	0	100	0	0	30.00	LF	115.00	115.00	100	2005	2005	3	27	932	
6	0300	BOAT DCK W	0	100	0	0	625.00	SF	40.00	40.00	100	2005	2005	3	44	11,000	
7	0317	DCK PLNG W	0	100	0	0	7.00	UT	400.00	400.00	100	2005	2005	3	27	756	
8	0350	CARPORT WD	0	100	34	32	1,088.00	SF	17.55	17.55	100	2005	2005	3	27	5,155	
9	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2005	2005	3	27	227	
10	0825	BRICK	0	100	0	0	305.00	SF	12.50	12.50	100	2012	2012	3	98	3,736	

TOTAL OB/XF 152,323

LAND DESCRIPTION

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	2.00	LT		1.00	1.00	0.90	300,000.00	270,000.00	540,000							

REVIEW DATE 10/31/2017 BY KW Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS