

LOTS 41 & 42
IN OR 2243/858
MARSH LAKES PB 5/159-167

KEENAN WALTER R
96190 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 90
Roof Cover	11	SLATE 10
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
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		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,890	100	4,890	756,312
FGR	902	55	496	76,714
FGR	264	55	145	22,426
FOP	144	30	43	6,651
FSP	1,336	40	534	82,591
FST	54	55	30	4,640
FST	84	55	46	7,115
FUS	282	100	282	43,615
FUS	1,188	100	1,188	183,742
STP	90	10	9	1,392
TOTALS	9,434		7,703	1,191,384

** This building has 11 Sub-Areas

96190 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/22/2023 MLU

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0858	SCULP CONC	0	100	0	0	2,378.00	SF	13.00	13.00	100	1997	1997	3	93	28,750	
2	0812	CONCRETE C	0	100	0	0	4,128.00	SF	4.00	4.00	100	1997	1997	3	75	12,384	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
4	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	1997	1997	3	21	8,568	
5	0835	QUARY TILE	0	100	0	0	827.00	SF	10.00	10.00	100	1997	1997	3	75	6,203	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
9	1125	CB/STC 6"	0	100	0	0	294.00	SF	7.35	7.35	100	1997	1997	3	75	1,621	
11	0300	BOAT DCK W	0	100	0	0	7,489.00	SF	40.00	40.00	100	2005	2005	3	44	131,806	
12	0855	CONC PAVER	0	100	0	0	837.00	SF	3.00	3.00	100	2005	2005	3	87	2,185	
13	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2005	2005	3	44	3,274	

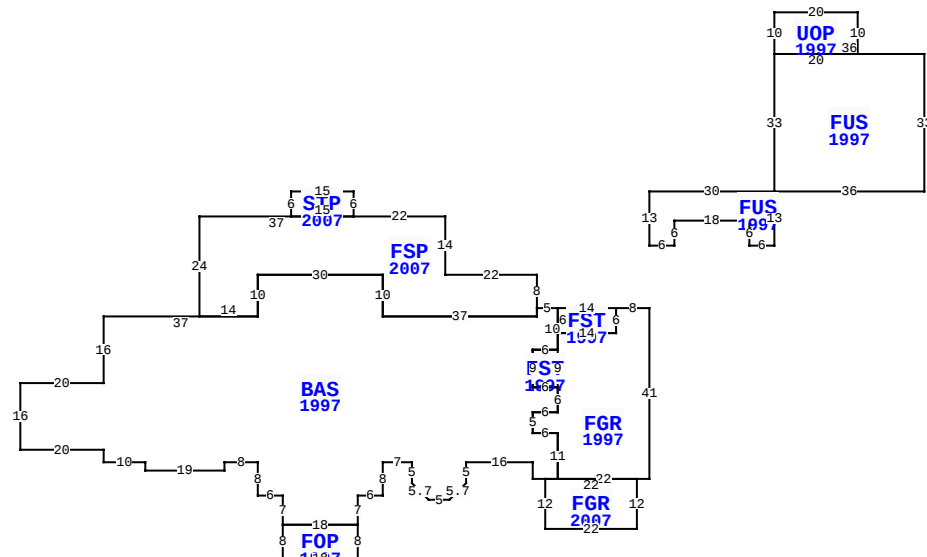
LAND DESCRIPTION

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	2.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	600,000							

REVIEW DATE 12/17/2019 BY TWA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 7,703 124.0415 176.76 1,361,582 1997 1997 0 0 0 12.50 87.50
1 SFR CUST - 100% - 2020 Heated Area: 6360 HX Base Yr 2020



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		1,191,384
TOTAL MARKET OB/XF VALUE		209,041
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		2,000,425
SOH/AGL Deduction		447,651
ASSESSED VALUE		1,552,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,502,774
TOTAL JUST VALUE		2,000,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,612,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516692	OTHER	8,000	03/01/2005
R07387	REPAIR/RRF	6,000	03/01/2005
963126	NEW CONSTR	225,162	07/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2243/0858	12/05/2018	WD	Q	I	01
					SALE PRICE
					1,460,000

GRANTOR: DAY SARA E
GRANTEE: KEENAN WALTER R
1945/0590 10/31/2014 TD U I 16 697,500
GRANTOR: KUESTER LANCE P ET AL
GRANTEE: DAY KENNIE M II & S

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W8 FST=[YR=1997] W14 BAS=[YR=1997] W5
FSP=[YR=2007] N8 W22 N14 W22 STP=[YR=2007] N6 W15 S6 E15\$ W37
S24 E14 N10 E30 S10 E37 N2\$ S2 W37 N10 W30 S10 W37 S16 W20
S16 E20 S3 E10 S2 E19 N2 E8 S8 E6 S7 FOP=[YR=1997] S8 E18 N8
W18\$ E18 N7 E6 N8 E7 S5 R4 D4 E5 R4 U4 N5 E16 S4 E3
FGR=[YR=2007] S12 E22 N12 W22\$ E3 N11 W6 N5 E6 N6
FST=[YR=1997] N9 W6 S9 E6\$ W6 N9 E6 N10\$ S6 E14 N6\$ S6 W14 S4
W6 S9 E6 S6 W6 S5 E6 S11 E22 N41\$ PTR=N15 FUS=[YR=1997] N13
E30 FUS=[YR=1997] N33 UOP=[YR=1997] N10 E20 S10 W20\$ E36 S33
W36\$ S13 W6 N6 W18 S6 W6\$ S15\$.

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