

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	05	Quality Level 05
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	316	15	47	7,585
BAS	2,587	100	2,587	417,507
BAS	166	100	166	26,790
FGR	890	55	490	79,080
FOP	70	30	21	3,389
FOP	72	30	22	3,550
FOP	349	30	105	16,945
FST	16	55	9	1,453
FUS	537	100	537	86,665
FUS	1,153	100	1,153	186,078
TOTALS	6,156		5,137	829,042

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
3	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	1999	1999	3	25	10,880	
4	0877	JACUZZI	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	1999	1999	3	20	600	
5	0911	SCRN RM A	0 100	0	0	1,435.00	SF	17.50	17.50	100	1999	1999	3	20	5,023	
6	0845	KOOL DECK	0 100	0	0	923.00	SF	7.25	7.25	100	1999	1999	3	79	5,286	
8	0812	CONCRETE C	0 100	0	0	3,361.00	SF	4.00	4.00	100	1999	1999	3	79	10,621	
9	1126	CB/STC 8"	0 100	0	0	226.00	SF	8.00	8.00	100	1999	1999	3	79	1,428	
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	

LAND DESCRIPTION			TOTAL OB/XF 37,178													
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
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,137	123.1010	175.42	901,133	1999	2006	0	0	0	92.00
1 SFR CUST - 100% - 2021 Heated Area: 4443 HX Base Yr 2021											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
										05/22/2023	MLU

96196 MARSH LAKES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			829,042
TOTAL MARKET OB/XF VALUE			37,178
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,166,220
SOH/AGL Deduction			764,122
ASSESSED VALUE			402,098
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			352,098
TOTAL JUST VALUE			1,166,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			985,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008815	REPAIR/RRF	34,597	10/01/2020
M1703269	H/AC	3,900	05/01/2017
B9966707	XFOB	0	07/01/1999
9905751	NEW CONSTR	390,000	02/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2418/0860	12/16/2020	WD	Q	I	01
GRANTOR: ANDERSON RONALD R & A					
GRANTEE: PARFITT DIANNE					
2120/1475	5/15/2017	WD	Q	I	01
GRANTOR: STALVEY KAREN					
GRANTEE: ANDERSON RONALD R &					

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1999] L4 U4 W7 D4 L4 S4 FOP=[YR=1999] W33 S5 L1 D1 R4 D4 S3 E13 N4 E17 N9 \$ S9 W17 S4 W13 N3 U4 L4 U1 R1 N5 L3 U3 W6 D3 L3 S47 BAS=[YR=2017] S10 FST=[YR=1999] W4 FGR=[YR=1999] W4 S37 E26 N37 FOP=[YR=1999] N10 W7 S10 E7 \$ W4 S4 W18 N4 \$ S4 E4 N4 \$ S4 E14 N4 W3 N10 W11 \$ E36 FOP=[YR=1999] E9 N8 W9 S8 \$ N8 E9 S8 R4 D4 E7 U4 R4 N19 E1 N12 W1 N20 \$ PTR= E15 FUS=[YR=1999] R3 U3 E6 D3 R3 BAL=[YR=1999] E33 S9 W16 S2 W11 L6 U5 N6 \$ S6 D5 R6 E11 S16 D3 R3 E20 S9 W16 N5 W9 S5 W27 N39 \$ W15 \$ PTR= S110 FUS=[YR=1999] N10 E6 N6 W6N7 E6 N6 W11 N3 W10 S32 E15 \$ N110 \$.																