LOT 44
IN OR 1740/433
MARSH LAKES PB 5/159-167

FLEMING JUDITH B
96202 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

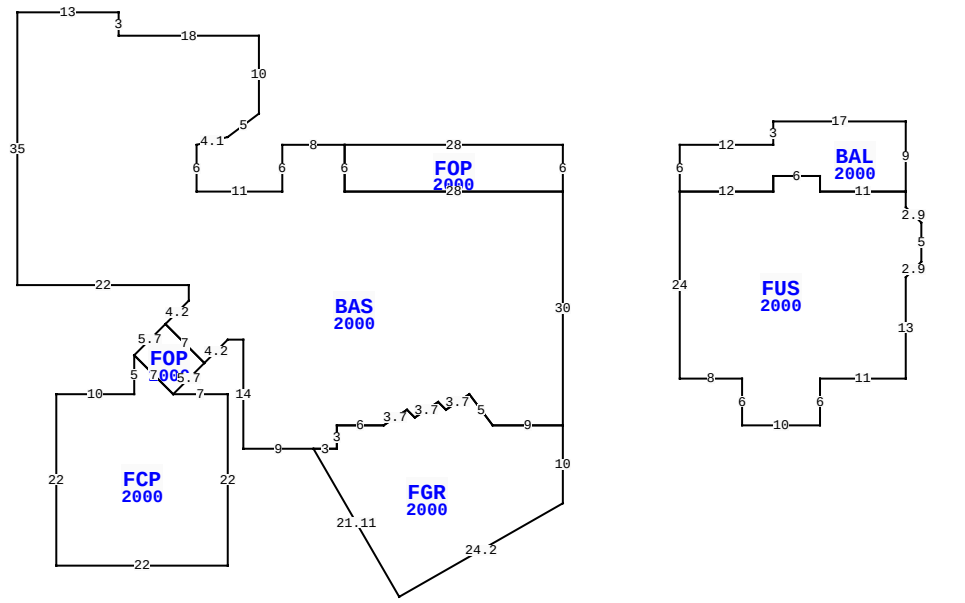
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	18	SLATE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAL	213	15	32	4,574
BAS	2,300	100	2,300	328,744
FCP	497	25	124	17,724
FGR	493	55	271	38,735
FOP	40	30	12	1,716
FOP	168	30	50	7,147
FUS	782	100	782	111,773
TOTALS	4,493		3,571	510,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,571	109.6200	156.21	557,826	2000	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2012 Heated Area: 3082 HX Base Yr 2012



96202 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		510,411
TOTAL MARKET OB/XF VALUE		37,365
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		847,776
SOH/AGL Deduction		191,648
ASSESSED VALUE		656,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		606,128
TOTAL JUST VALUE		847,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908324	1 DOOR/ 1 WINDOW	16,243	10/01/2019
B1802573	REMODEL	29,000	04/01/2018
B18706	REMODEL	18,650	10/31/2006
996658	SWIM POOL	27,000	12/01/1999
B06514	NEW CONSTR	194,808	10/21/1999
992075	REPAIR/RRF	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/0433	3/08/2011	WD	U	I	11	100
GRANTOR: ING BANK FSB						
GRANTEE: FLEMING JUDITH B						
1729/0234	3/08/2011	WD	U	I	11	426,000
GRANTOR: ING BANK FSB						
GRANTEE: FLEMING JUDITH B						

EXTRA FEATURES

LN	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	2000	2000	3	85	2,975	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2000	2000	3	27	10,328	
4	0825	BRICK	0	100	0	0	388.00	SF	12.50	12.50	100	2000	2000	3	94	4,559	
5	1126	CB/STC 8"	0	100	0	0	165.00	SF	8.00	8.00	100	2000	2000	3	80	1,056	
7	0845	KOOL DECK	0	100	0	0	748.00	SF	7.25	7.25	100	2000	2000	3	80	4,338	
8	0812	CONCRETE C	0	100	0	0	2,734.00	SF	4.00	4.00	100	2000	2000	3	80	8,749	
9	0911	SCRN RM A	0	100	40	40	1,360.00	SF	17.50	17.50	100	2000	2000	3	20	4,760	
11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W28 BAS=[YR=2000] W8 S6 W11 N6 U1 R4 U3 R4 N10 W18 N3 W13 S35 E22 S2 L3 D3 FOP=[YR=2000] L4 D4 FCP=[YR=2000] S5 W10 S22 E22 N22 W7 U5 L5 $ R5 D5 R4 U4 U5 L5 $ R5 D5 R3 U3 E2 S14 E9 FGR=[YR=2000] D19 R11 R21 U12 N10 W9 U4 L3 D2 L3 U1 L1 D2 L3 U1 L1 D2 L3 W6 S3 W3$ E3 N3 E6 R3 U2 R1 D1 R3 U2 R1 D1 R3 U2 R3 D4 E9 N30 W28 N6$S6 E28 N6$ PTR= E15 BAL=[YR=2000] E12 N3 E17 S9 FUS=[YR=2000] S2 R2 D2 S5 D2 L2 S13 W11 S6 W10 N6 W8 N24 E12 N2 E6 S2 E11$ W11 N2 W6 S2 W12 N6$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 37,365

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/15/2022 BY KWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS