LOTS 46 & 47 EX S-1 OF LOT 46
IN OR 818/1287
CONSERVATION ESMT PT 790/1109

WILLIAMS BRUCE & JANA
96214 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

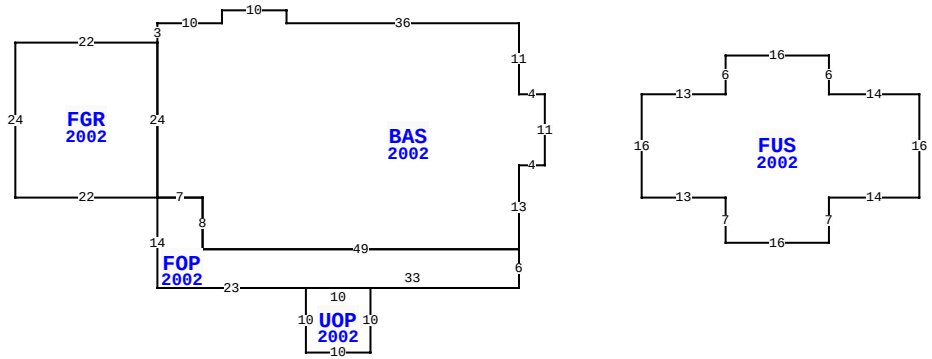
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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	1,968	100	1,968	201,662
FGR	528	55	290	29,716
FOP	392	30	118	12,092
FUS	896	100	896	91,814
UOP	100	20	20	2,050
TOTALS	3,884		3,292	337,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,292	94.3092	111.99	368,671	2002	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2003 Heated Area: 2864 HX Base Yr 2003



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		337,334
TOTAL MARKET OB/XF VALUE		9,433
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		946,767
SOH/AGL Deduction		371,121
ASSESSED VALUE		575,646
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		525,646
TOTAL JUST VALUE		946,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004862	REPAIR/RRF	19,000	06/01/2020
M015280	H/AC	0	08/01/2001
B0108211	NEW CONSTR	175,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0818/1287	1/02/1998	WD	U	V	21	30,300

GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: WILLIAMS BRUCE & JA

96214 MARSH LAKES DR, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	100	0	0	2,386.00	SF	4.00	4.00	100	2002	2002	3	83	7,922	
2	1241	WD DECK G	0	100	0	0	185.00	UT	11.50	11.50	100	2012	2012	3	71	1,511	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N11 W36 N2 W10 S2 W10 S3 FGR=[YR=2002] W22 S24 E22 FOP=[YR=2002] S14 E23 UOP=[YR=2002] S10 E10 N10 W10 $ E33 N6 W49 N8 W7 $ N24 $ S24 E7 S8 E49 N13 E4 N11 $ PTR= E15 FUS=[YR=2002] E13 N6 E16 S6 E14 S16 W14 S7 W16 N7 W13 N16 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 9,433

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							
2	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 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