

FURSE THOMAS W & CAROLYN R
96220 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 80		
Exterior Wall	31	HARDIE BRD 20		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	15	HARDTILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	2	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	2,073	100	2,073	216,129
FGR	672	55	370	38,576
FOP	60	30	18	1,877
FOP	420	30	126	13,137
FUS	408	100	408	42,538
PTO	64	5	3	312
STR	45	10	4	417
UOP	32	20	6	626
UOP	40	20	8	834
TOTALS	3,814		3,016	314,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,016	96.9588	115.14	347,262	1999	2003	0	0	0	9.45	90.55

1 SNGL FAM - 100% - 2000 Heated Area: 2481 HX Base Yr 2000

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		314,446	
TOTAL MARKET OB/XF VALUE		14,922	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		629,368	
SOH/AGL Deduction		268,552	
ASSESSED VALUE		360,816	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		310,816	
TOTAL JUST VALUE		629,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		602,013	

PERMIT NUM DESCRIPTION AMT ISSUED

R2007998 REPAIR/RRF 27,104 09/01/2020

9805314 NEW CONSTR 126,443 08/01/1998

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1704/0152 7/06/2010 WD U I 30 100

GRANTOR:FURSE THOMAS W & CARO

GRANTEE:FURSE THOMAS W & CA

0781/0355 1/02/1997 WD Q V 41,000

GRANTOR:AMELIA ISLAND COMAPNY

GRANTEE:FURSE THOMAS W & CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=2007] N12 W23 STR=[YR=2007] N5 W9 S5 E9\$ W12 S12 E35 \$ W48 S34 UOP=[YR=1999] W8 S4 PTO=[YR=1999] S8 E8 FGR=[YR=1999] S18 E12 N2 E12 N26 W12 N2 W12 S12 \$ N8 W8 \$ E8 N4\$ E12 S2 E26 UOP=[YR=1999] S4 E10 N4 FOP=[YR=1999] N6 W10 S6 E10 \$ W10 \$ N6 E10 S3 E13 N33 \$ PTR=E15 FUS=[YR=1999] E34 S12 W34 N12 \$W15 \$.

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	0810	CONCRETE A	0 100	9	4	36.00	SF	6.50	6.50	100	1999	1999	3	79	185	
2	0810	CONCRETE A	0 100	0	0	2,870.00	SF	6.50	6.50	100	1999	1999	3	79	14,737	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF

14,922

REVIEW DATE 06/25/2020 BY KWA

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

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