

LOT 56
IN OR 588/656 & 588/657
MARSH LAKES PB 5/159-167

HUNT CARL M & MARY I
96213 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0056-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		

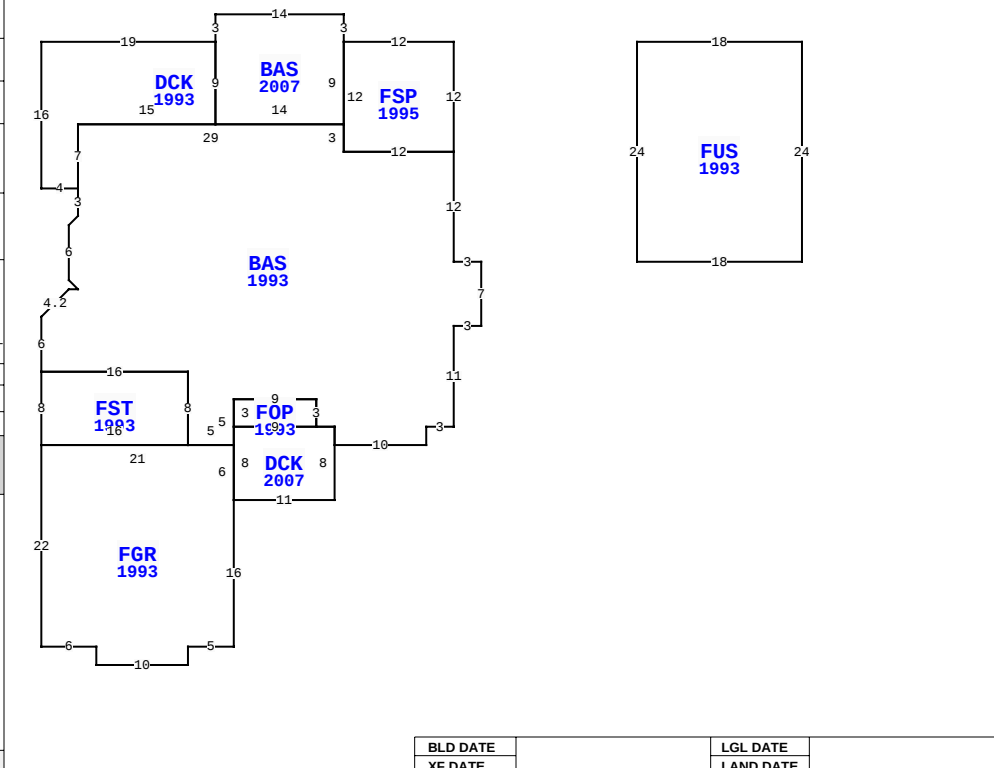
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	172,690
BAS	168	100	168	22,180
DCK	199	10	20	2,641
DCK	88	10	9	1,188
FGR	482	55	265	34,987
FOP	27	30	8	1,056
FSP	144	40	58	7,658
FST	128	55	70	9,242
FUS	432	100	432	57,035
TOTALS	2,976		2,338	308,678

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,356.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	267.00	SF	10.00	10.00
4	1242	WD DECK A	0 100	10	6	60.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 01/10/2020 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,338	126.3416	150.03	350,770	1988	1998	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 1990 Heated Area: 1908 HX Base Yr 1990											



96213 MARSH LAKES DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
16,534									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		308,678	
TOTAL MARKET OB/XF VALUE		16,534	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		510,212	
SOH/AGL Deduction		312,082	
ASSESSED VALUE		198,130	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,130	
TOTAL JUST VALUE		510,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26407	REMODEL	6,700	09/03/2012
B22038	REMODEL	2,450	10/01/2008
996456	ADDITION	17,000	10/01/1999
95-01675	ADDITION	1,224	02/01/1995
3174	NEW CONSTR	0	08/19/1988
5300	NEW CONSTR	2,836	08/18/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0588/0657	1/19/1990	WD U	I	I	07
GRANTOR: TROTTER JENNIFER J					
GRANTEE: HUNT CARL & MARY					
0588/0656	1/19/1990	WD U	I	I	07
GRANTOR: TROTTER TIMOTHY H					
GRANTEE: HUNT CARL & MARY					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1995] W12 BAS=[YR=2007] N3 W14 S3 DCK=[YR=1993] W19 S16 E4 BAS=[YR=1993] S3 D1 L1 S6 D1 R1 W1 D3 L3 S6 FST=[YR=1993] S8 FGR=[YR=1993] S22 E6 S2 E10 N2 E5 N16 DCK=[YR=2007] E11 N8 W2 FOP=[YR=1993] N3 W9 S3 E9 \$ W9 S8 \$ N6 W21 \$ E16 N8 W16 \$ E16 S8 E5 N5 E9 S3 E2 S2 E10 N2 E3 N11 E3 N7 W3 N12 W12 N3 W29 S7 \$ N7 E15 N9 \$ S9 E14 N9 \$ S12 E12 N12 \$ PTR= E20 FUS=[YR=1993] E18 S24 W18 N24 \$ W20 \$.									