



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 20
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
BAS	1,992	100	1,992	324,615
FGR	551	55	303	49,377
FOP	77	30	23	3,748
FSP	236	40	94	15,318
FUS	972	100	972	158,397
FUS	339	100	339	55,243

TOTALS	4,167		3,723	606,698
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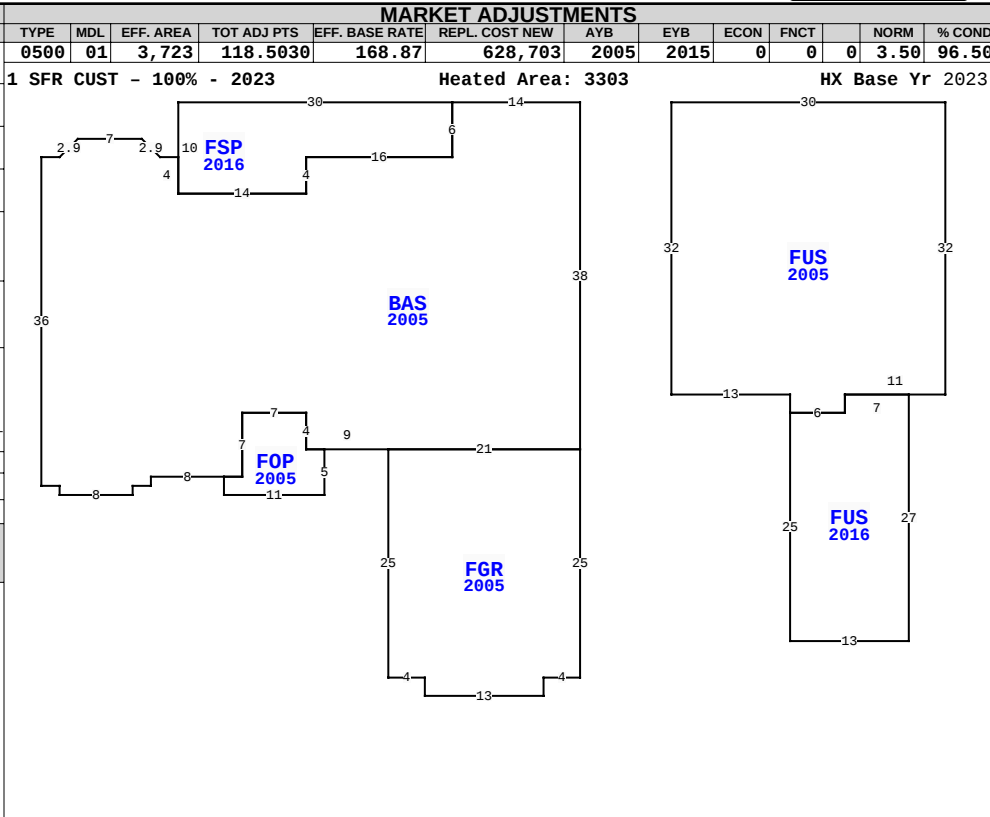
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00	4.00	100	2005	2005	3	87	5,119	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	875.00	875.00	100	2005	2005	3	90	788	
3	1121	CB 4"	0	100	20	0	80.00	SF	5.00	5.00	100	2005	2005	3	87	348	
4	0861	POOL GUNIT	0	100	33	13	429.00	SF	85.00	85.00	100	2017	2017	3	87	31,725	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	
7	0857	SANDSTONE	0	100	0	0	886.00	SF	16.00	16.00	100	2017	2017	3	99	14,034	
8	0911	SCRN RM A	0	100	44	33	1,452.00	SF	17.50	17.50	100	2017	2017	3	82	20,836	
9	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2017		82	1,640	

LAND DESCRIPTION																	
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	LAND VALUE

1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000
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REVIEW DATE	10/31/2017	BY	KW	Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0	Common:	125,000	PRINTED 08/02/2023 BY	SY
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96209 MARSH LAKES DR, FERNANDINA BEACH																	
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TOTAL OB/XF																	
77,770																	

NASSAU COUNTY PROPERTY																	
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		606,698
TOTAL MARKET OB/XF VALUE		77,770
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		809,468
SOH/AGL Deduction		0
ASSESSED VALUE		809,468
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		759,468
TOTAL JUST VALUE		809,468
NCON VALUE		1,640
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000910	REPAIR/RRF	30,327	02/01/2020
B1701658	SWIM POOL	24,150	03/01/2017
B171657	SCRN ENCLSR	29,127	03/01/2017
M09153	MECH OTHER	0	02/01/2005
B13583	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2567/0198	6/01/2022	WD Q	I	01	
GRANTOR: MOORE WILLIAM DAVID					
GRANTEE: OPALINSKI JARED C &					
2310/1799	9/30/2019	QC U	I	11	100
GRANTOR: STAMETS DONALD W					
GRANTEE: MOORE WILLIAM D					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2005] W14FSP=[YR=2016] W30S10E14N4					
E16N6\$S6W16S4W14N4W2 L2 U2 W7 D2 L2 W2S36E2S1E8N1E2N1E8					
FOP=[YR=2005] S2E11N5W2N4W7S7W2\$E2N7 E7S4E9FGR=[YR=2005]					
S25E4S2E13N2E4 N25W21\$E21N38\$ PTR=E10 FUS=[YR=2005]					
S32E13S2FUS=[YR=2016] S25E13 N27W7S2W6\$E6N2E1N32W30\$ W10\$.					