

LOT 58
IN OR 2008/53
MARSH LAKES PB 5/159-167

HILL BRITTANY J &/ARON NATHAN A
96205 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		

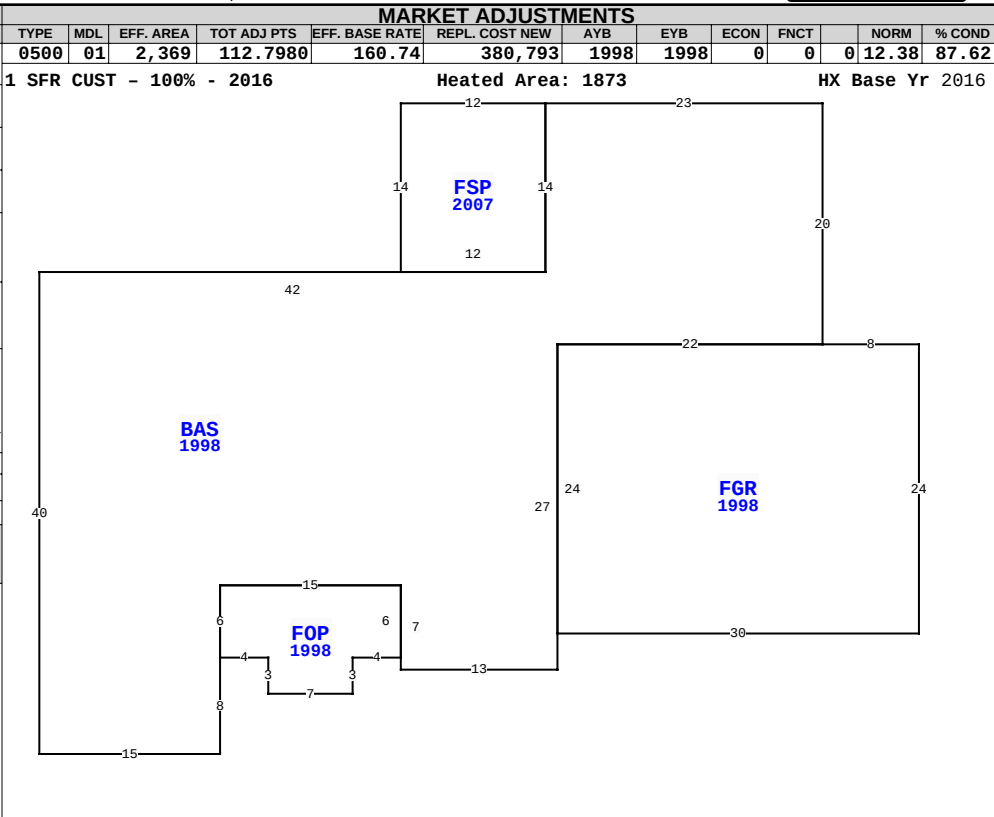
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	263,794
FGR	720	55	396	55,773
FOP	111	30	33	4,647
FSP	168	40	67	9,437

TOTALS	2,872		2,369	333,651
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	1,964.00	SF	4.00
4	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25
6	1076	TRELLIS A	0	100	9	25	225.00	SF	7.50
7	0825	BRICK	0	100	27	3	81.00	SF	12.50
8	0825	BRICK	0	100	25	9	225.00	SF	12.50

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 01/18/2023 BY DJA



96205 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1998	1998	3	77	631	
3	0812	CONCRETE C	0	100	0	0	1,964.00	SF	4.00	4.00	100	1998	1998	3	77	6,049	
4	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2000	2000	3	27	9,639	
5	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25	7.25	100	2000	2000	3	80	5,684	
6	1076	TRELLIS A	0	100	9	25	225.00	SF	7.50	7.50	100	2000	2000	3	27	456	
7	0825	BRICK	0	100	27	3	81.00	SF	12.50	12.50	100	2010	2010	3	98	992	
8	0825	BRICK	0	100	25	9	225.00	SF	12.50	12.50	100	2010	2010	3	98	2,756	

TOTAL OB/XF										29,112							
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

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE		333,651			
TOTAL MARKET OB/XF VALUE		29,112			
TOTAL LAND VALUE - MARKET		125,000			
TOTAL MARKET VALUE		487,763			
SOH/AGL Deduction		160,728			
ASSESSED VALUE		327,035			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		277,035			
TOTAL JUST VALUE		487,763			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		414,637			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974486	NEW CONSTR	93,580	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2008/0053	10/07/2015	WD	Q	I	01	392,000	
GRANTOR: BARRETT MITCHELL ANDR							
GRANTEE: HILL BRITTANY J & N							
1950/0767	11/24/2014	WD	Q	I	01	375,000	
GRANTOR: GRAY DAVID & LAURA							
GRANTEE: BARRETT MITCHELL AN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1998] W8 BAS=[YR=1998] N20 W23 FSP=[YR=2007] W12 S14 E12 N14\$ S14 W42 S40 E15 N8FOP=[YR=1998] E4 S3 E7 N3 E4 N6 W15 S6\$ N6 E15 S7 E13 N27 E22\$ W22 S24 E30 N24\$.									

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