LOT 63
IN OR 2087/71
MARSH LAKES PB 5/159-167

LOWE MARY C
96185 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

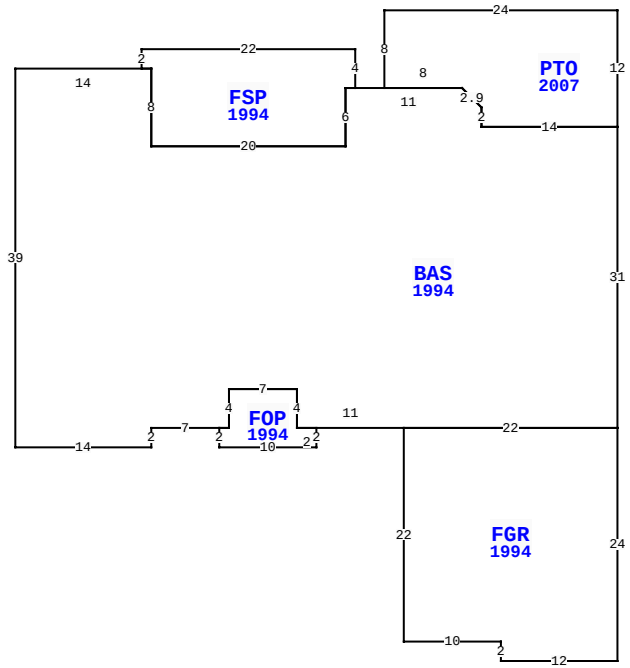
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2,020	303,853
FGR	508	55	279	41,968
FOP	48	30	14	2,106
FSP	206	40	82	12,335
PTO	250	5	12	1,805
TOTALS	3,032		2,407	362,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,407	109.9560	156.69	377,153	1994	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 1995 Heated Area: 2020 HX Base Yr 1995



96185 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		362,067
TOTAL MARKET OB/XF VALUE		27,331
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		514,398
SOH/AGL Deduction		297,303
ASSESSED VALUE		217,095
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,095
TOTAL JUST VALUE		514,398
NCON VALUE		17,496
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702480	REPAIR/RRF	10,500	04/01/2017
94-00919	NEW CONSTR	113,057	04/01/2994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0071	12/05/2016	QC	U	I	11	100
GRANTOR: LOWE CHRISTOPHER P &						
GRANTEE: LOWE MARY C						
0701/0605	3/28/1994	WD	Q	V		24,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: LOWE CHRIS & MARY C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] N12 W24 S8 E8 R2 D2 S2 E14$ BAS=[YR=1994] W14 N2 U2 L2 W11 FSP=[YR=1994] N4 W22 S2 E1 S8 E20 N6 E1$ W1 S6 W20 N8 W14 S39 E14 N2 E7 FOP=[YR=1994] S2 E10 N2 W2 N4 W7 S4 W1$ E1 N4 E7 S4 E11 FGR=[YR=1994] S22 E10 S2 E12 N24 W22$ E22 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	1126	CB/STC 8"	0	100	0	0	60.00	SF	8.00	8.00	100	1994	1994	3	70	336	
4	0855	CONC PAVER	1	100	0	0	2,430.00	SF	10.00	10.00	100	2023	2022		100	24,300	

LAND DESCRIPTION

TOTAL OB/XF 27,331

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 01/17/2017 BY RK Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS