LOT 64
IN OR 1876/180
MARSH LAKES PB 5/159-167

QUARTERMAN JOHN H & TONIA D
96179 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0064-0000

BUILDING CHARACTERISTICS

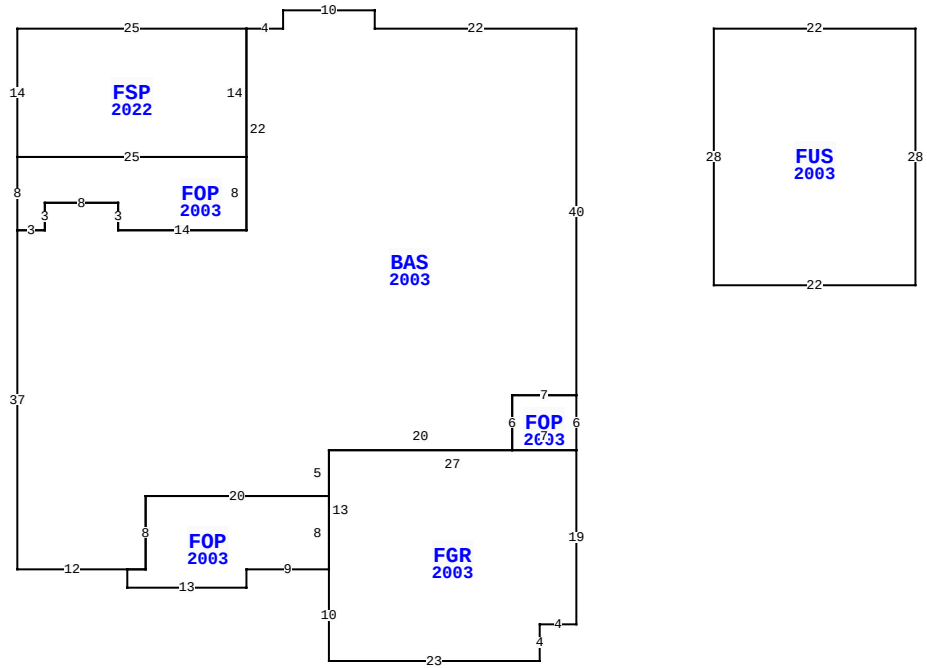
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,540	100	2,540	323,105
FGR	605	55	333	42,359
FOP	42	30	13	1,653
FOP	176	30	53	6,742
FOP	186	30	56	7,123
FSP	350	40	140	17,809
FUS	616	100	616	78,359
TOTALS	4,515		3,751	477,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,751	98.6400	140.56	527,241	2003	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2014 Heated Area: 3156 HX Base Yr 2014



96179 MARSH LAKES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		477,153
TOTAL MARKET OB/XF VALUE		5,507
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		607,660
SOH/AGL Deduction		263,390
ASSESSED VALUE		344,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,270
TOTAL JUST VALUE		607,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011704	ADDITION	10,577	08/01/2022
B0210139	NEW CONSTR	256,555	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1876/0180	8/26/2013	WD	Q	I	02	379,000
GRANTOR: MCCRANIE MICHAEL S &						
GRANTEE: QUARTERMAN JOHN H &						
1300/1834	3/09/2005	WD	Q	I		477,000
GRANTOR: LENDRY STEVEN D & CAR						
GRANTEE: MCCRANIE MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 N2 W10 S2 W4 FSP=[YR=2022] W25 S14
FOP=[YR=2003] S8 E3 N3 E8 S3 E14 N8 W25 $ E25 N14$ S22 W14
N3 W8 S3 W3 S37 E12 FOP=[YR=2003] S2 E13 N2 E9 FGR=[YR=2003]
S10 E23 N4 E4 N19 FOP=[YR=2003] N6 W7 S6 E7 $ W27 S13 $ N8
W20 S8 W2 $ E2 N8 E20 N5 E20 N6 E7 N40 $ PTR= E15
FUS=[YR=2003] E22 S28 W22 N28 $ W15 $.

EXTRA FEATURES

LN	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	1,573.00	SF	4.00	4.00	100	2003	2003	3	84	5,285	
2	0753	UEP	0	100	4	7	28.00	SF	22.00	22.00	100	2003	2003	3	36	222	

LAND DESCRIPTION

TOTAL OB/XF 5,507

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS