LOT 65
IN OR 1679/530
MARSH LAKES PB 5/159-167

WELKER ROBERT A & JO ANN B
96173 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0065-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

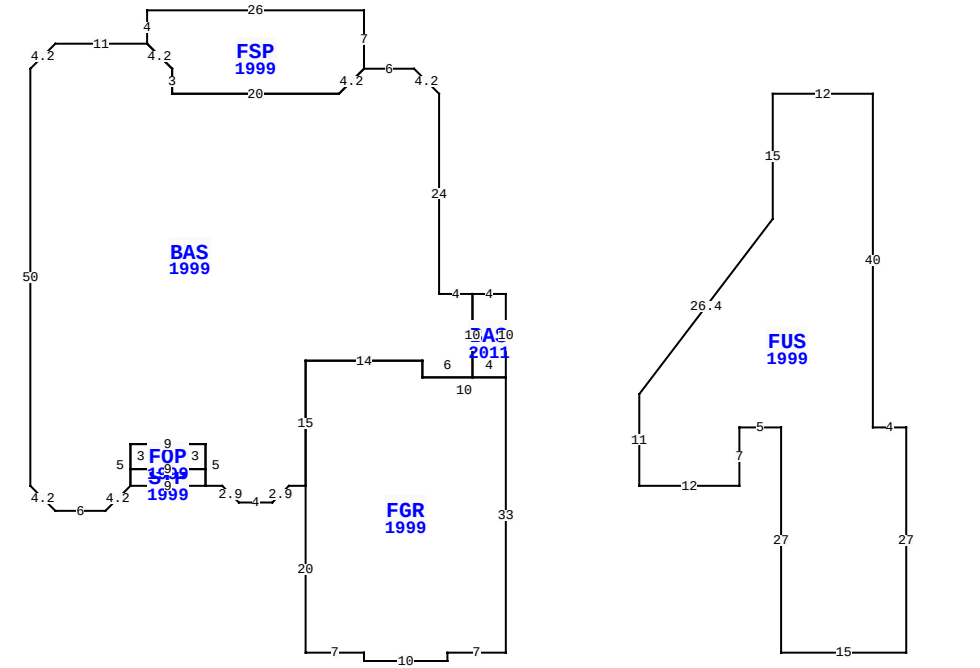
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2,221	286,405
BAS	40	100	40	5,158
FGR	830	55	456	58,803
FOP	27	30	8	1,032
FSP	242	40	97	12,509
FUS	1,201	100	1,201	154,873
STP	18	10	2	258
TOTALS	4,579		4,025	519,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,025	102.2560	145.71	586,483	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2011 Heated Area: 3462 HX Base Yr 2011



96173 MARSH LAKES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		519,037
TOTAL MARKET OB/XF VALUE		27,089
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		671,126
SOH/AGL Deduction		340,575
ASSESSED VALUE		330,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,551
TOTAL JUST VALUE		671,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24323	ADDITION	36,019	01/01/2011
9805564	NEW CONSTR	170,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1679/0530	5/26/2010	WD	Q	I	02	379,000
GRANTOR: PFOUNTZ JOSEPH E & RH						
GRANTEE: WELKER ROBERT A & J						
1188/1604	11/17/2003	WD	Q	I		378,000
GRANTOR: BUSHMAN DANNY & KELLI						
GRANTEE: PFOUNTZ JOSEPH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W6 FSP=[YR=1999] N7 W26 S4 D3 R3 S3 E20 R3 U3 $ D3 L3 W20 N3 L3 U3 W11 D3 L3 S50 R3 D3 E6 U3 R3 STP=[YR=1999] E9 N2 FOP=[YR=1999] N3 W9 S3E9 $ W9 S2 $ N5 E9 S5 E2 R2 D2 E4 U2 R2 E2 FGR=[YR=1999] S20 E7 S1 E10 N1 E7 N33 BAS=[YR=2011] N10 W4 S10 E4 $W10 N2 W14 S15$ N15 E14 S2 E6 N10 W4 N24 $ PTR= E40 FUS=[YR=1999] E12 S40 E4 S27 W15 N27 W5 S7 W12 N11 U21 R16 N15$ W40$.

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	1999	1999	3	84	2,940	
3	0810	CONCRETE A	0	100	0	0	1,905.00	SF	6.50	6.50	100	1999	1999	3	79	9,782	
4	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2002	2002	3	83	3,320	
5	0812	CONCRETE C	0	100	0	0	2,803.00	SF	4.00	4.00	100	1999	1999	3	79	8,857	
6	0855	CONC PAVER	0	100	0	0	238.00	SF	10.00	10.00	100	2010	2010	3	92	2,190	

LAND DESCRIPTION

TOTAL OB/XF 27,089

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS