

LOT 85
IN OR 2102/227
MARSH LAKES PB 5/159-167

NORRIS ROBERT A
96153 MARSH LAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0085-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,214	100	2,214	203,208
DCK	16	10	2	184
DCK	220	10	22	2,020
FGR	575	55	316	29,003
FOP	64	30	19	1,744
FSP	308	40	123	11,289
STR	16	10	2	184
TOTALS	3,413		2,698	247,631

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,942.00	SF	4.00	4.00	100	1988
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988
3	0300	BOAT DCK W	0 100	0	0	132.00	SF	40.00	40.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,698	102.6432	121.89	328,859	1988	1988	0	0	24.70	75.30
1 SNGL FAM - 100% - 2018 Heated Area: 2214 HX Base Yr 2018											
96153 MARSH LAKES DR, FERNANDINA BEACH											
BLD DATE: 05/22/2023 MLU											

TOTAL OB/XF 7,121											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		247,631	
TOTAL MARKET OB/XF VALUE		7,121	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		454,752	
SOH/AGL Deduction		109,424	
ASSESSED VALUE		345,328	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,328	
TOTAL JUST VALUE		454,752	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108952	ROOF	15,000	07/09/2021
R1313459	ROOF	18,478	05/01/2013
963492	ADDITION	7,000	12/01/1996
2552	H/AC	3,500	05/10/1988
3020	NEW CONSTR	4,500	04/26/1988
4740	NEW CONSTR	89,000	03/16/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2102/0227	2/15/2017	WD	Q	I	01
GRANTOR:WOOD JOHN R & PATRICI					
GRANTEE:NORRIS ROBERT A					
0740/1783	10/05/1995	WD	Q	I	
GRANTOR: HAAK RONALD & JERILYN					
GRANTEE:WOOD JOHN & PATRICI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1993] W22 FSP=[YR=1993] N4 W22 S14 BAS=[YR=1993] W2 L3 U3 W7 D3 L3 W1 S32 DCK=[YR=1993] W4 S4 FGR=[YR=1993] W3 S25 E23 N25 W20\$ E4 N4\$ S4 E16 S2 E5 STR=[YR=2007] S2 E8 N2 W8\$ FOP=[YR=1993] E8 N8 W8 S8\$ N8 E8 S8 E31 N38 W44\$ E22 N10\$ S10 E22 N10\$.											