LOT 87
IN OR 1645/918
MARSH LAKES PB 5/159-167

GOTTLIEB DAVID H/SLATER-GOTTLIEB SANDRA J
96141 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

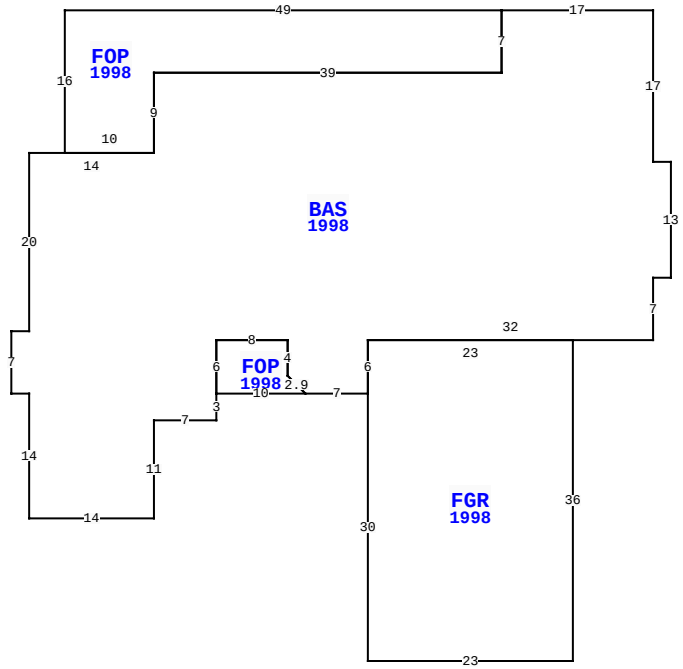
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,528	100	2,528	248,493
FGR	828	55	455	44,725
FOP	50	30	15	1,475
FOP	433	30	130	12,778
TOTALS	3,839		3,128	307,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	94.0608	111.70	349,398	1998	1998	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2010 Heated Area: 2528 HX Base Yr 2010



96141 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		307,470
TOTAL MARKET OB/XF VALUE		64,124
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		571,594
SOH/AGL Deduction		264,558
ASSESSED VALUE		307,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,036
TOTAL JUST VALUE		571,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803243	REPAIR/RRF	1,000	04/01/2018
9805154	SWIM POOL	15,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1645/0918	10/23/2009	WD	Q	I	01	337,500
GRANTOR: BENNETT EDMOND C						
GRANTEE: GOTTLIEB DAVID H &						
0809/1982	10/17/1997	QC	U	V	01	100
GRANTOR: LUKE THOMAS L						
GRANTEE: BENNETT EDMOND C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 FOP=[YR=1998] W49 S16 E10 N9 E39 N7$ S7 W39 S9 W14 S20 W2 S7 E2 S14 E14 N11 E7 N3 FOP=[YR=1998] E10 U2 L2 N4 W8 S6$ N6 E8 S4 R2 D2 E7 FGR=[YR=1998] S30 E23 N36 W23 S6$ N6 E32 N7 E2 N13 W2 N17$.

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	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	0861	POOL GUNIT	0	100	16	28	448.00	SF	85.00	85.00	100	1998	1998	3	23	8,758	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400	
4	0887	POOL FILTR	0	100	0	0	1.00	UT	650.00	650.00	100	100	100	3	20	130	
6	0845	KOOL DECK	0	100	0	0	704.00	SF	7.25	7.25	100	1998	1998	3	77	3,930	
7	0858	SCULP CONC	0	100	0	0	2,904.00	SF	13.00	13.00	100	1998	1998	3	93	35,109	
8	0300	BOAT DCK W	0	100	12	20	240.00	SF	40.00	40.00	100	1998	1998	3	27	2,592	
9	1076	TRELLIS A	0	100	9	10	90.00	SF	7.50	7.50	100	1998	1998	3	23	155	
10	1125	CB/STC 6"	0	100	6	23	138.00	SF	7.35	7.35	100	1998	1998	3	77	781	
11	0920	CWALL-WD/M	0	100	0	0	65.00	LF	390.00	390.00	100	1998	1998	3	20	5,070	

TOTAL OB/XF 59,830

LAND DESCRIPTION

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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12	1125	CB/STC 6"	0	100	18	6	108.00	SF	7.35	7.35	100	1998	1998	3	77	611	
13	0462	ST/AL FNC	0	100	43	12	516.00	SF	10.00	10.00	100	2007	2007	3	52	2,683	
14	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,294

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

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS