

THEAD WILLIAM D & MARY E
96129 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0090-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		20	FACE BRICK 100		0500	01	3,544	107.2575	152.84	541,665	1998	2008	0	0	10.50	89.50	VALUATION BY		STANDARD																								
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2022													Heated Area: 2961													HX Base Yr 2022												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													484,790												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													25,403												
Interior Floor		14	CARPET 90															TOTAL LAND VALUE - MARKET													200,000												
Interior Floor		12	HARDWOOD 10															TOTAL MARKET VALUE													710,193												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													79,955												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													630,238												
Bedrooms			4 100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms			4.5 100															BASE TAXABLE VALUE													580,238												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													710,193												
Stories		2.	2. 100															NCON VALUE													0												
Units		0	100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													611,882																									
Quality		04	Quality Level 04																																								
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	1,937	100	1,937	264,966																																							
FGR	976	55	537	73,457																																							
FOP	28	30	8	1,095																																							
FUS	1,024	100	1,024	140,075																																							
PTO	639	5	32	4,377																																							
UOP	28	20	6	821																																							
TOTALS		4,632		3,544	484,790																																						
EXTRA FEATURES					96129 MARSH LAKES DR, FERNANDINA BEACH															BLD DATE				LGL DATE		05/22/2023		MLU															
																				XF DATE				LAND DATE																			
																				INC DATE				AG DATE																			
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660																												
2	0810	CONCRETE A	0 100	0	0	265.00	SF	6.50	6.50	100	1998	1998	3	77	1,326																												
3	0812	CONCRETE C	0 100	0	0	3,599.00	SF	4.00	4.00	100	1998	1998	3	77	11,085																												
4	0300	BOAT DCK W	0 100	0	0	216.00	SF	40.00	40.00	100	1998	1998	3	27	2,333																												
5	0825	BRICK	0 100	0	0	80.00	SF	12.50	12.50	100	1998	1998	3	93	930																												
6	0810	CONCRETE A	0 100	16	6	96.00	SF	6.50	6.50	100	1998	1998	3	77	480																												
7	0920	CWALL-WD/M	0 100	0	0	91.00	LF	390.00	390.00	100	1998	1998	3	20	7,098																												
8	1127	BRICK 8"	0 100	12	4	48.00	SF	11.00	11.00	100	1998	1998	3	93	491																												
LAND DESCRIPTION					TOTAL OB/XF															25,403																							
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	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																										