

LOT 95  
IN OR 1853/1447  
MARSH LAKES PB 5/159-167

FIELDS CHARLES M & PATTY LYONS  
96101 MARSH LAKES DR  
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0095-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 11 BD/BTN AVG 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 12 HARDWOOD 60    |
| Interior Floo            | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | N/A 100           |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 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       | 1,924            | 100         | 1,924        | 170,187              |
| BAS       | 288              | 100         | 288          | 25,475               |
| DCK       | 109              | 10          | 11           | 973                  |
| FGR       | 525              | 55          | 289          | 25,563               |
| FOP       | 68               | 30          | 20           | 1,769                |
| FUS       | 756              | 100         | 756          | 66,872               |
| STP       | 20               | 10          | 2            | 177                  |

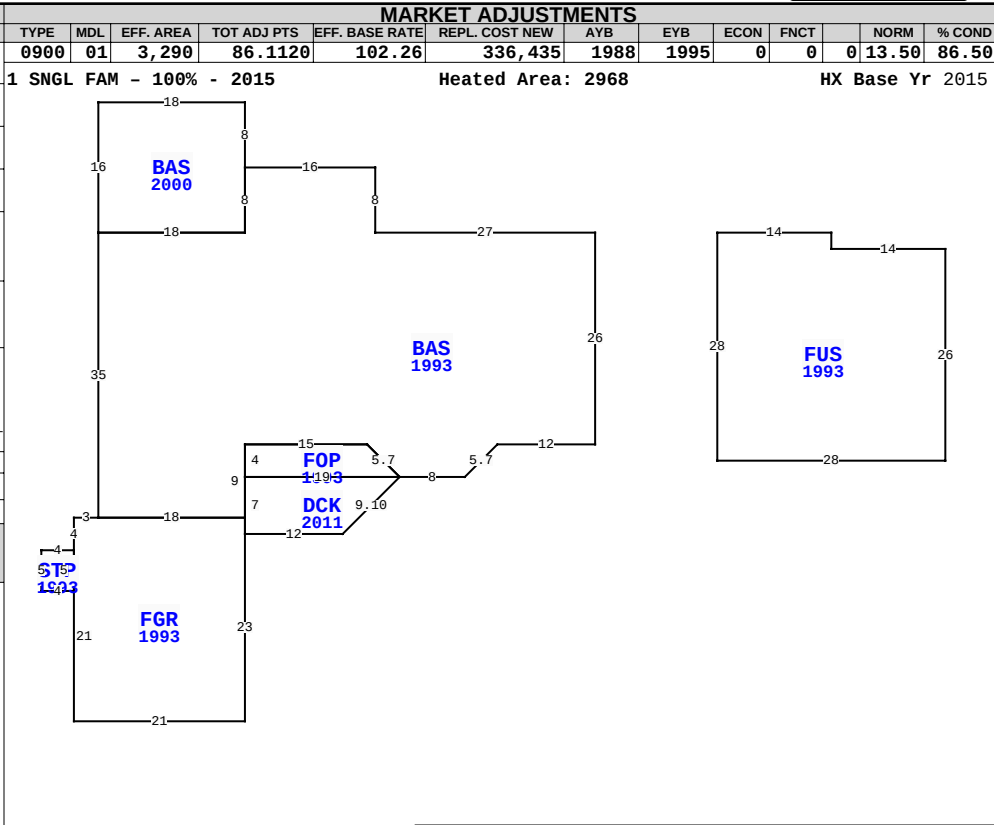
|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,690 | 3,290 | 291,016 |
|--------|-------|-------|---------|

#### 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   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,042.00 | SF | 4.00     | 4.00           | 100       | 1988    | 1988        | 3 | 57     | 4,656           |       |
| 2   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1988    | 1988        | 3 | 66     | 1,320           |       |
| 3   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,512.00 | SF | 17.50    | 17.50          | 100       | 2011    | 2011        | 3 | 55     | 14,553          |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 408.00   | SF | 85.00    | 85.00          | 100       | 2011    | 2011        | 3 | 68     | 23,582          |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,104.00 | SF | 10.00    | 10.00          | 100       | 2011    | 2011        | 3 | 93     | 10,267          |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 535.00   | SF | 10.00    | 10.00          | 100       | 2011    | 2011        | 3 | 55     | 2,943           |       |
| 7   | 0920       | CWALL-WD/M  | 0   | 100 | 0 | 0 | 60.00    | LF | 390.00   | 390.00         | 100       | 2012    | 2012        | 3 | 60     | 14,040          |       |
| 8   | 0300       | BOAT DCK W  | 0   | 100 | 0 | 0 | 184.00   | SF | 40.00    | 40.00          | 100       | 2013    | 2013        | 3 | 75     | 5,520           |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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    |                             |      |         |      |     |    |        |



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 96101 MARSH LAKES DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/22/2023 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 76,881 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

#### NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |           | PAGE 1 of 1 | 7 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 7              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 291,016     |   |
| TOTAL MARKET OB/XF VALUE  |           | 76,881      |   |
| TOTAL LAND VALUE - MARKET |           | 200,000     |   |
| TOTAL MARKET VALUE        |           | 567,897     |   |
| SOH/AGL Deduction         |           | 130,678     |   |
| ASSESSED VALUE            |           | 437,219     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |   |
| BASE TAXABLE VALUE        |           | 387,219     |   |
| TOTAL JUST VALUE          |           | 567,897     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 551,294     |   |

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2011951   | ROOF        | 6,000  | 12/02/2020 |
| B24559     | ADDITION    | 15,000 | 04/01/2011 |
| 007026     | ADDITION    | 15,000 | 04/01/2000 |
| 2494       | H/AC        | 5,000  | 03/21/1988 |
| 2948       | NEW CONSTR  | 7,000  | 03/14/1988 |
| 4787       | NEW CONSTR  | 6,000  | 02/04/1988 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1853/1447         | 4/25/2013 | WD        | Q   | I   | 02     | 440,000    |

|                                |           |    |   |   |    |     |
|--------------------------------|-----------|----|---|---|----|-----|
| GRANTOR: WEAVER DONNA TRUSTEE  |           |    |   |   |    |     |
| GRANTEE: FIELDS CHARLES MITC   |           |    |   |   |    |     |
| 1482/0816                      | 3/02/2007 | QC | U | I | 01 | 100 |
| GRANTOR: WEAVER JOHN A & DONNA |           |    |   |   |    |     |
| GRANTEE: WEAVER JOHN A III T   |           |    |   |   |    |     |

#### BUILDING NOTES

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|

#### BUILDING DIMENSIONS

BAS=[YR=1993] W27 N8 W16 BAS=[YR=2000] N8 W18 S16 E18 N8 \$ S8 W18 S35 FGR=[YR=1993] W3 S4 STP=[YR=1993] W4 S5 E4 N5 \$ S21 E21 N23 DCK=[YR=2011] E12 U7 R7 FOP=[YR=1993] U4 L4 W15 S4 E19 \$ W19 S7 \$ N2 W18 \$ E18 N9 E15 D4 R4 E8 U4 R4 E12 N26 \$ PTR= E15 FUS=[YR=1993] E14 S2 E14 S26W28N28 \$ W15 \$ .