

LOT 96
IN OR 1317/997
MARSH LAKES PB 5/159-167

ALLEN RALPH W & WILMA L
96097 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0096-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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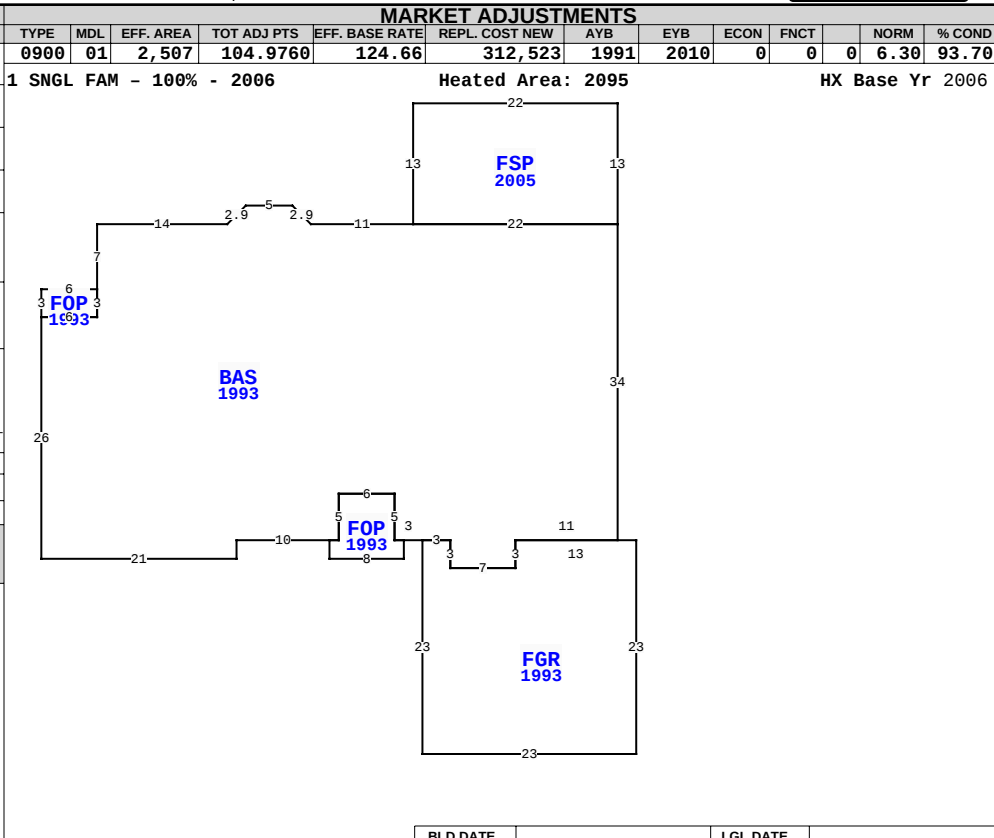
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	2,095	244,710
FGR	508	55	279	32,589
FOP	18	30	5	584
FOP	46	30	14	1,635
FSP	286	40	114	13,316
TOTALS	2,953		2,507	292,834

EXTRA FEATURES	
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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	0855	CONC PAVER	0	100	0	0			1,603.00	SF	10.00				15,389	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				2,520	
3	0855	CONC PAVER	0	100	0	0			830.00	SF	10.00				7,968	

LAND DESCRIPTION	
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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							



96097 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	25,877
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			STANDARD
Tax Group: 7		Tax Dist:			
BUILDING MARKET VALUE		292,834			
TOTAL MARKET OB/XF VALUE		25,877			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		518,711			
SOH/AGL Deduction		254,196			
ASSESSED VALUE		264,515			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		214,515			
TOTAL JUST VALUE		518,711			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		516,229			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905543	REMODEL	205,000	07/01/2019
B21405	REMODEL	7,029	05/01/2008
B17717	ADDITION	15,100	10/31/2006
R09272	REPAIR/RRF	1,100	05/01/2006
7396	NEW CONSTR	5,200	05/10/1991
7181	NEW CONSTR	75,646	04/25/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1317/0997	5/13/2005	WD Q	I		
GRANTOR: GRACE WILLIAM R SR					357,000
GRANTEE: ALLEN RALPH W & WIL					
0624/1215	4/26/1991	WD Q	V		
GRANTOR: AMELIA ISLAND CO					31,000
GRANTEE: GRACE WM SR & HELEN					

BUILDING NOTES																
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BUILDING DIMENSIONS																
FSP=[YR=2005] W22 S13 BAS=[YR=1993] W11 U2 L2 W5 D2 L2 W14 S7 FOP=[YR=1993] W6 S3 E6 N3\$ S3 W6 S26 E21 N2 E10 FOP=[YR=1993] S2 E8 N2 W1 N5 W6 S5 W1\$ E1 N5 E6 S5 E3 FGR1993= S23 E23 N23 W13 S3W7 N3 W3\$ E3 S3 E7 N3 E11 N34 W22\$ E22 N13\$.																