

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

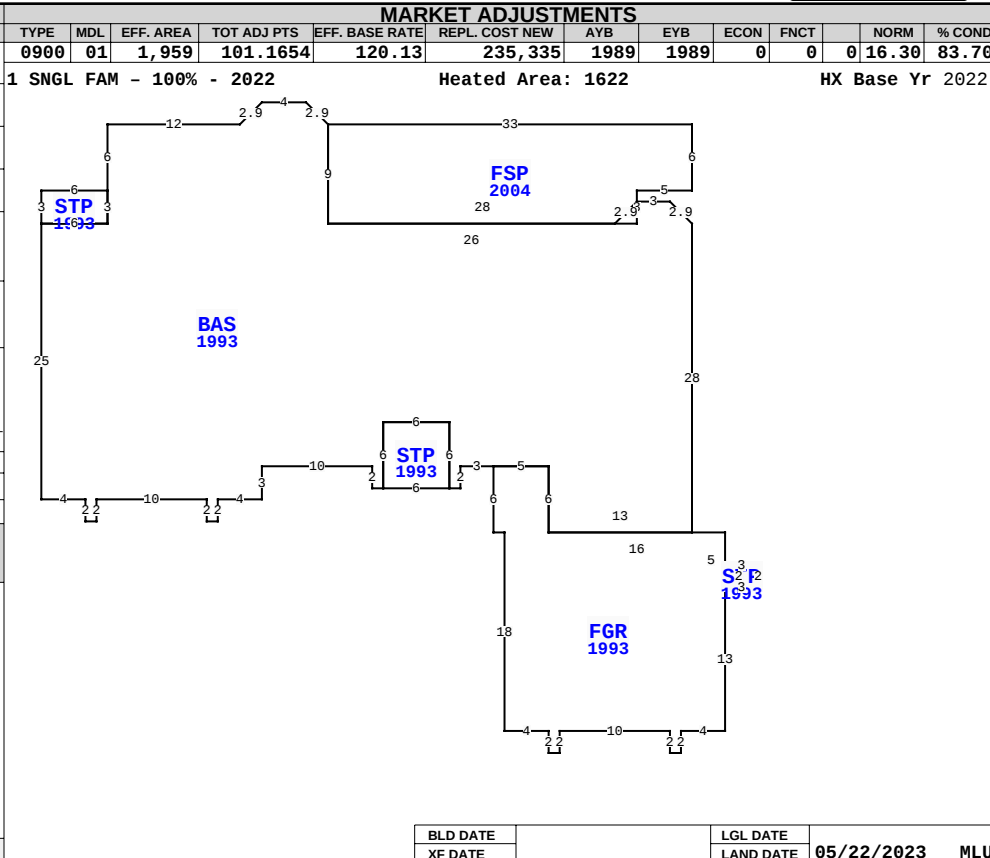
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	1,622	163,090
FGR	394	55	217	21,819
FSP	282	40	113	11,362
STP	6	10	1	100
STP	18	10	2	201
STP	36	10	4	403

TOTALS	2,358		1,959	196,975
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,647.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	100	0	0	132.00	SF	40.00



96075 MARSH LAKES DR, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,647.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	100	0	0	132.00	SF	40.00

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,959	101.1654	120.13	235,335	1989	1989	0	0	0 16.30	83.70

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		196,975
TOTAL MARKET OB/XF VALUE		8,902
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		405,877
SOH/AGL Deduction		0
ASSESSED VALUE		405,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		355,877
TOTAL JUST VALUE		405,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5289	NEW CONSTR	3,000	08/12/1988
5010	NEW CONSTR	75,633	07/01/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2475/1852	6/29/2021	WD	Q	I	01
GRANTOR: WALTERS IVERNA REVOCA					SALE PRICE
GRANTEE: MCINTYRE TUCKER & A					
0773/1265	10/10/1996	QC	U	I	01
GRANTOR: WALTERS IVERNA & WALT					100
GRANTEE: WALTERS IVERNA & WA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2004] W33 BAS=[YR=1993] U2 L2 W4 D2 L2 W12 S6									
STP=[YR=1993] W6 S3 E6 N3 \$ S3 W6 S25 E4 S2 E1 N2 E10 S2 E1									
N2 E4 N3 E10 S2 E1 STP=[YR=1993] E6 N6 W6 S6 \$ N6 E6 S6 E1 N2									
E3 FGR=[YR=1993] S6 E1 S18 E4 S2 E1 N2 E10 S2 E1 N2 E4 N13									
STP=[YR=1993] E3 N2 W3 S2 \$ N5 W16 N6 W5 \$ E5 S6 E13 N28 U2									
L2 W3 D2 L2 W26 N9 \$ S9 E28 N3 E5 N6 \$.									