LOT 103
MARSH LAKES PB 5/159-167

**PERSON FAMILY REV TRUST/PERSON SEAN M TRUSTEE**
96069 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

**2023**

**37-2N-28-1320-0103-0000**

## BUILDING CHARACTERISTICS

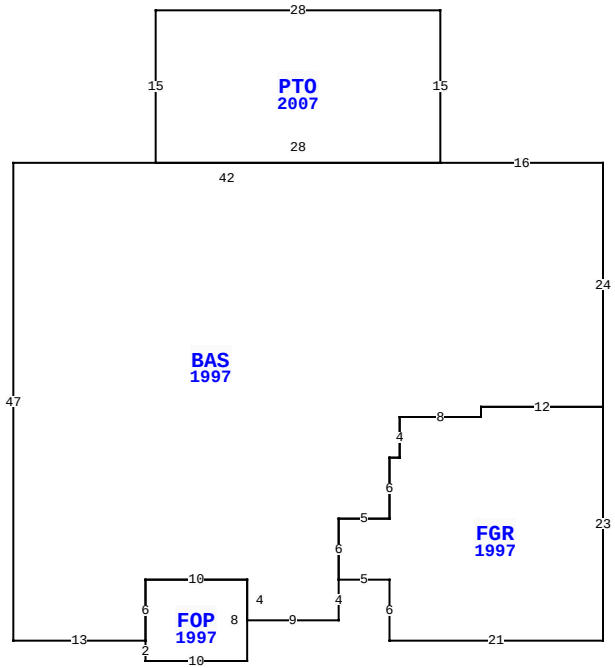
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,118 | 100 | 2,118 | 237,412 |
| FGR | 500 | 55 | 275 | 30,825 |
| FOP | 80 | 30 | 24 | 2,690 |
| PTO | 420 | 5 | 21 | 2,354 |
| TOTALS | 3,118 | | 2,438 | 273,281 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,438 | 116.1741 | 137.96 | 336,346 | 1997 | 1997 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SNGL FAM – 100% - 2023 Heated Area: 2118 HX Base Yr 2023




96069 MARSH LAKES DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 7 | Tax Dist: |
| BUILDING MARKET VALUE | 273,281 |
| TOTAL MARKET OB/XF VALUE | 14,067 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 487,348 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 487,348 |
| TOTAL EXEMPTION VALUE | HX HB VX 55,000 |
| BASE TAXABLE VALUE | 432,348 |
| TOTAL JUST VALUE | 487,348 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 446,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22001981 | ROOF | 14,600 | 02/04/2022 |
| M172276 | H/AC | 0 | 04/01/2017 |
| 963134 | NEW CONSTR | 110,000 | 07/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2546/0715 | 3/04/2022 | WD | Q | I | 02 | 575,000 |
| GRANTOR: STORES ROBERT S | | | | | | |
| GRANTEE: PERSON FAMILY REV T | | | | | | |
| 0710/0013 | 7/24/1994 | WD | U | V | | 29,000 |
| GRANTOR: AMELIA ISLAND COMPANY | | | | | | |
| GRANTEE: ROBERT S & PATRICIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W16 PTO=[YR=2007] N15 W28 S15 E28$ W42 S47 E13
FOP=[YR=1997] S2 E10 N8 W10 S6$ N6 E10 S4 E9 N4
FGR=[YR=1997] E5 S6 E21 N23 W12 S1 W8 S4 W1 S6 W5 S6$ N6 E5 N6 E1 N4 E8 N1 E12 N24$.

## 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 | 1997 | 1997 | 3 | 81 | 2,835 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,448.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 7,344 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 12 | 10 | 120.00 | SF | 40.00 | 40.00 | 100 | 2015 | 2015 | 3 | 81 | 3,888 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,067

| 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 12/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS