

LOT 106
IN OR 1608/1396
MARSH LAKES PB 5/159-167

RENO MICHAEL J L & NANCY
96053 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0106-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

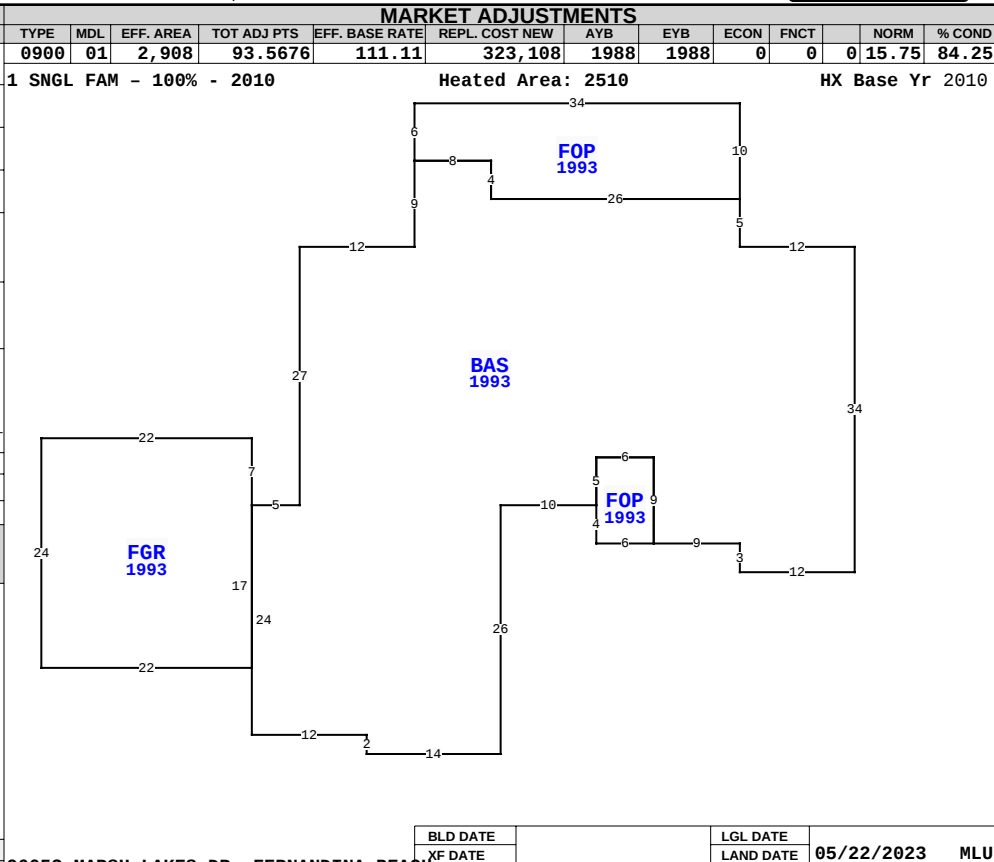
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,510	100	2,510	234,961
FGR	528	55	290	27,147
FOP	54	30	16	1,498
FOP	308	30	92	8,612

TOTALS	3,400		2,908	272,218
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0850	PEBBLE WLK	0 100	0	0	808.00	SF	3.50	3.50	100	1988
2	0850	PEBBLE WLK	0 100	10	12	120.00	SF	3.50	3.50	100	1988
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988
4	0812	CONCRETE C	0 100	0	0	2,601.00	SF	4.00	4.00	100	1991
5	0300	BOAT DCK W	0 100	10	10	100.00	SF	40.00	40.00	100	1997

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



96053 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/22/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
10,870											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		272,218	
TOTAL MARKET OB/XF VALUE		10,870	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		483,088	
SOH/AGL Deduction		232,137	
ASSESSED VALUE		250,951	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		195,951	
TOTAL JUST VALUE		483,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7371	GARAGE	10,000	07/03/1991
5288	NEW CONSTR	1,800	08/12/1988
2669	H/AC	3,630	08/05/1988
3128	NEW CONSTR	0	07/15/1988
5002	NEW CONSTR	70,601	06/30/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1608/1396	3/03/2009	WD	Q	I	01
GRANTOR: CARVER JANET A					
GRANTEE: RENO MICHAEL J L &					
0684/0211	7/06/1993	QC	U	I	10
GRANTOR: HARKIN BRENDA L					
GRANTEE: CARVER ANTHONY & J					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W12 N5 FOP=[YR=1993] N10 W34 S6 E8 S4 E26\$ W26 N4 W8 S9 W12 S27 W5 FGR=[YR=1993] N7 W22 S24 E22 N17\$ S24E12 S2 E14 N26 E10 FOP=[YR=1993] S4 E6 N9 W6 S5\$ N5 E6 S9 E9 S3 E12 N34\$.					