

LOT 117
IN OR 1612/1700
MARSH LAKES PB 5/159-167

MROZEK KARL R & MARILYN S
99062 GREEN HERON WAY
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0117-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	244,001
FGR	541	55	298	29,320
FOP	40	30	12	1,181
FOP	56	30	17	1,673
FOP	81	30	24	2,361
FOP	232	30	70	6,888

TOTALS	3,430		2,901	285,422
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0855	CONC PAVER	0 100	0	0	1,598.00	SF	10.00	10.00
4	0300	BOAT DCK W	0 100	0	0	200.00	SF	40.00	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

REVIEW DATE 10/15/2018 BY DJX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,901	97.4700	115.75	335,791	1992	1992	0	0
1 SNGL FAM - 100% - 2011									
Heated Area: 2480									
HX Base Yr 2011									
99062 GREEN HERON WAY, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/22/2023 MLU									

TOTAL OB/XF									
15,697									

TOTAL OB/XF									
15,697									

Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		285,422	
TOTAL MARKET OB/XF VALUE		15,697	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		501,119	
SOH/AGL Deduction		170,845	
ASSESSED VALUE		330,274	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		280,274	
TOTAL JUST VALUE		501,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313306	ROOF	15,000	01/01/2013
4397	H/AC	4,500	10/22/1992
8405	TEMP POLE	0	09/03/1992
8326	NEW CONSTR	93,530	08/21/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1612/1700	3/27/2009	WD	Q	I	01
GRANTOR: GOODSON ED & SUSAN M					
GRANTEE: MROZEK KARI R & MAR					
0838/0793	6/19/1998	WD	U	I	21
GRANTOR: DUGA DONALD A & LEISA					
GRANTEE: GOODSON ED & SUSAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W23 FOP=[YR=1993] W7 FOP=[YR=1993] W29 S8 E19 FOP=[YR=1993] S4 E10 N4 W10\$ E10 N8\$ S8 E7 N8\$ S8 W7 S4 W10 N4 W19 S12 W6 S19 E6 S10 E15 FOP=[YR=1993] S2 E10 N6 W3 N3 W7 S7\$ N7 E7 S3 E14 FGR=[YR=1993] S24 E12 N1 E11 N23 W23 \$ E23 N45\$.					

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