LOT 3
MARSH LAKES PB 5/159-167

FLOYD JOHN THOMAS JR &/GUNNELS NANCY LEANNE
96054 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

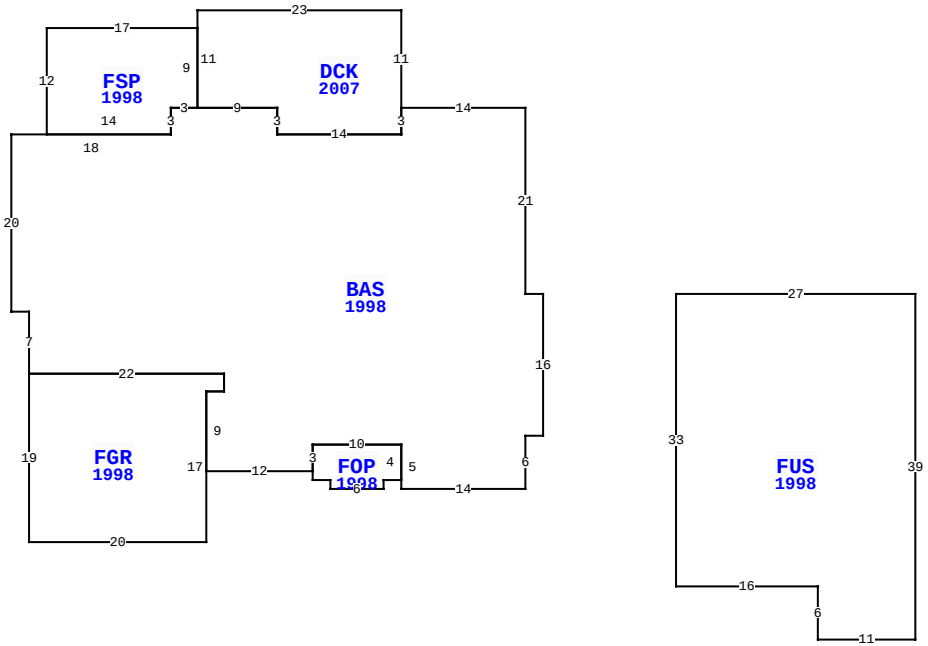
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,052	100	2,052	376,564
DCK	295	10	30	5,506
FGR	384	55	211	38,721
FOP	46	30	14	2,569
FSP	195	40	78	14,313
FUS	957	100	957	175,620
TOTALS	3,929		3,342	613,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,342	132.2629	198.39	663,019	1998	2008	0	0	0	7.50	92.50

1 SFR CUST – 0% - 2024 Heated Area: 3009 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

96054 MARSH LAKES DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	613,293
TOTAL MARKET OB/XF VALUE	8,004
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	871,297
SOH/AGL Deduction	0
ASSESSED VALUE	871,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	871,297
TOTAL JUST VALUE	871,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984791	NEW CONSTR	200,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1221	1/13/2023	WD	Q	I	02	945,000
GRANTOR: MYERS ELLEN G						
GRANTEE: FLOYD JOHN THOMAS J						
2160/0049	11/30/2017	WD	Q	I	02	449,000
GRANTOR: PARRY JOHN R & SUSAN						
GRANTEE: MYERS RONALD F & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 N21 W14 DCK=[YR=2007] N11 W23 S11 E9 S3 E14 N3$ S3 W14 N3 W9 FSP=[YR=1998] N9 W17 S12 E14 N3 E3 $ W3 S3 W18 S20 E2 S7 FGR=[YR=1998] S19 E20 N17 E2 N2 W22 $ E22 S2 W2 S9 E12 FOP=[YR=1998] S1 E2 S1 E6 N1 E2 N4 W10 S3 $ N3 E10 S5 E14 N6 E2 N16 $ PTR= E15 FUS=[YR=1998] E27 S39 W11 N6 W16 N33 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	56	3	168.00	SF	6.50	6.50	100	1998	1998	3	75	819	
3	0812	CONCRETE C	0	0	0	0	1,450.00	SF	4.00	4.00	100	1998	1998	3	75	4,350	

LAND DESCRIPTION

TOTAL OB/XF 8,004

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS