LOT 4
IN OR 2167/104
MARSH LAKES PB 5/159-167

PFOH JOACHIM W & GAIL
96056 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

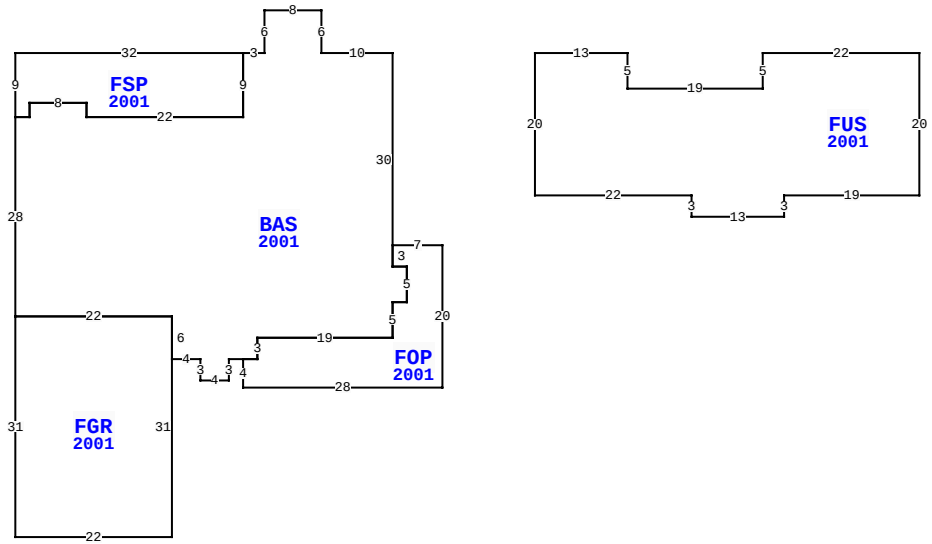
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	280,897
FGR	682	55	375	55,793
FOP	271	30	81	12,051
FSP	272	40	109	16,217
FUS	1,024	100	1,024	152,351
TOTALS	4,137		3,477	517,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,477	111.1360	166.70	579,616	2001	2001	0	0	0	10.75	89.25

1 SFR CUST – 100% - 2018 Heated Area: 2912 HX Base Yr 2018



96056 MARSH LAKES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		517,307
TOTAL MARKET OB/XF VALUE		8,101
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		775,408
SOH/AGL Deduction		347,283
ASSESSED VALUE		428,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		378,125
TOTAL JUST VALUE		775,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707686	REPAIR/RRF	14,800	12/01/2017
007359	NEW CONSTR	142,500	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0104	12/28/2017	WD	Q	I	01	459,900
GRANTOR: LULLO FRANK R JR & MA						
GRANTEE: PFOH JOACHIM W & GA						
1908/1059	3/14/2014	QC	U	I	11	100
GRANTOR: LULLO FRANK R JR & MA						
GRANTEE: LULLO FRANK R JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 N6 W8 S6 W3 FSP=[YR=2001] W32 S9 E2 N2 E8 S2 E22 N9 $ S9 W22 N2 W8 S2 W2 S28 FGR=[YR=2001] S31 E22 N31 W22 $ E22 S6 E4 S3 E4 N3 E2 FOP=[YR=2001] S4 E28 N20 W7 S3 E2 S5 W2 S5 W19 S3 W2 $ E2 N3 E19 N5 E2 N5 W2 N30 $ PTR= E20 FUS2001 = E13 S5 E19 N5 E22 S20 W19 S3 W13 N3 W22 N20 $ W20 $.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00	4.00	100	2001	2001	3	80	5,126	

LAND DESCRIPTION

TOTAL OB/XF 8,101

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	100		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