LOT 5
MARSH LAKES PB 5/159-167

KING CHRISTOPHER S & LAURA L
96062 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

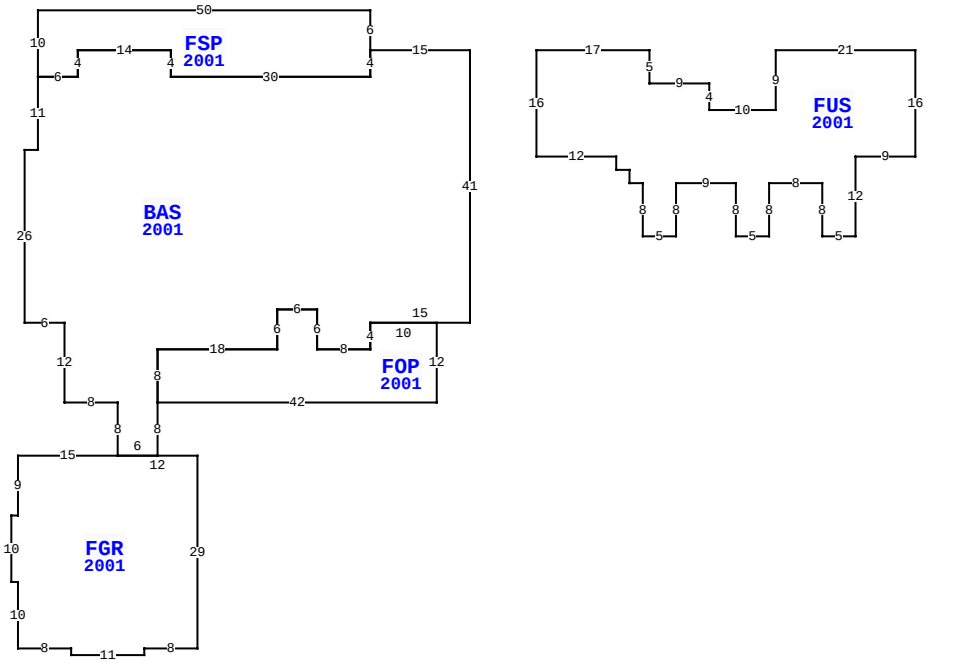
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,881	100	2,881	468,564
FGR	804	55	442	71,887
FOP	412	30	124	20,167
FSP	444	40	178	28,949
FUS	1,037	100	1,037	168,657
TOTALS	5,578		4,662	758,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,662	120.1420	180.21	840,139	2001	2003	0	0	0	9.75	90.25

1 SFR CUST – 100% - 2024 Heated Area: 3918 HX Base Yr 2024



96062 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		758,225
TOTAL MARKET OB/XF VALUE		34,388
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,042,613
SOH/AGL Deduction		0
ASSESSED VALUE		1,042,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		992,613
TOTAL JUST VALUE		1,042,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101142	REPAIR/RRF	0	02/01/2021
M1702325	H/AC	0	04/01/2017
B0413217	SCRN ENCLSRE	12,500	06/14/2004
B0412823	SWIM POOL	40,000	05/17/2004
B007623	NEW CONSTR	180,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/229	5/08/2023	WD	Q	I	01	1,175,000
GRANTOR: CASPER WILLIAM B & JA						
GRANTEE: KING CHRISTOPHER S						
1205/1375	2/04/2004	WD	Q	I		675,000
GRANTOR: BERNHARD PHYLLIS R &						
GRANTEE: CASPER WILLIAM & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2001] N6 W50 S10 E6 N4 E14 S4 E30 N4 $ S4 W30 N4 W14 S4 W6 S11 W2 S26 E6 S12 E8 S8
FGR=[YR=2001] W15 S9 W1 S10 E1 S10 E8 S1 E11 N1 E8 N29 W12 $ E6 N8 FOP=[YR=2001] E42 N12 W10 S4 W8 N6 W6 S6 W18 S8 $ N8 E18 N6 E6 S6 E8 N4 E15 N41 $ PTR= E10 FUS=[YR=2001] E17 S5 E9 S4 E10 N9 E21 S16 W9 S12 W5 N8 W8 S8 W5 N8 W9 S8 W5 N8 W2 N2 W2 N2 W12 N16 $ W10 $.

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	0812	CONCRETE C	0	100	0	0	2,341.00	SF	4.00	4.00	100	2001	2001	3	80	7,491	
2	0861	POOL GUNIT	0	100	37	14	518.00	SF	85.00	85.00	100	2004	2004	3	36	15,851	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	22	440	
4	0845	KOOL DECK	0	100	0	0	730.00	SF	7.25	7.25	100	2004	2004	3	84	4,446	
5	0911	SCRN RM A	0	100	50	32	1,600.00	SF	17.50	17.50	100	2004	2004	3	22	6,160	

LAND DESCRIPTION

TOTAL OB/XF 34,388

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