



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 40
Interior Floo	12	HARDWOOD 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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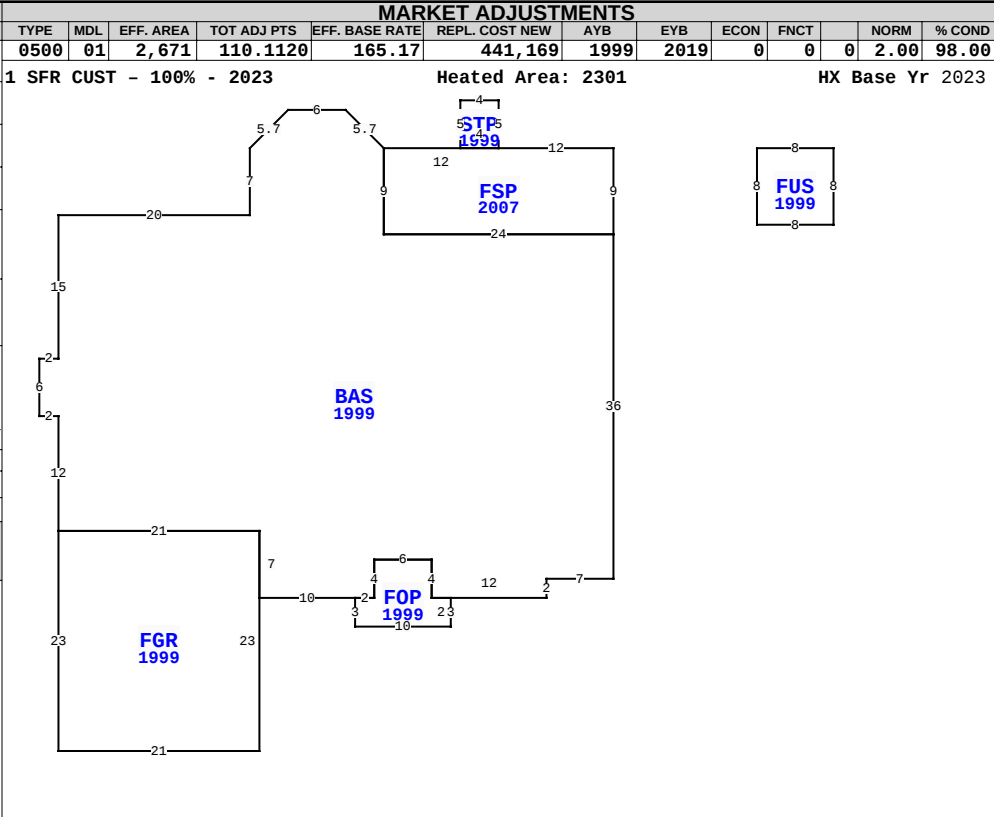
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	362,095
FGR	483	55	266	43,056
FOP	54	30	16	2,590
FSP	216	40	86	13,921
FUS	64	100	64	10,360
STP	20	10	2	323

TOTALS	3,074		2,671	432,346
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0 100	0	0	1,734.00	SF	6.50	6.50	100	1999	1999	3	77	8,679	
3	0810	CONCRETE A	0 100	52	3	156.00	SF	6.50	6.50	100	1999	1999	3	77	781	
4	1124	CB/STC 4"	0 100	16	4	64.00	SF	6.50	6.50	100	1999	1999	3	77	320	
5	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	1999	1999	3	20	64	
6	0835	QUARY TILE	1 100	0	0	200.00	SF	10.00	10.00	100	2023	2010		91	1,820	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



96094 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE 03/04/2008	RK	LGL DATE 03/19/2024	MLU
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TOTAL OB/XF			14,569
L N	USE CODE	CLS	LAND VALUE
1	000116	C	250,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		432,346	
TOTAL MARKET OB/XF VALUE		14,569	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		696,915	
SOH/AGL Deduction		65,836	
ASSESSED VALUE		631,079	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		581,079	
TOTAL JUST VALUE		696,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		612,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002811	INGROUND SWIMMING	114,000	03/12/2024
9805263	NEW CONSTR	170,000	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2610/1399	12/27/2022	WD	Q	I	01
GRANTOR: RANDOLPH WILLIAM F &					SALE PRICE
GRANTEE: WATERHOUSE CHRISTOP					
1331/1916	7/11/2005	WD	Q	I	
GRANTOR: GODWIN EVELYN C					390,000
GRANTEE: RANDOLPH WM F & YVO					

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2007] W12 STP=[YR=1999] N5 W4 S5 E4\$ W12		
BAS=[YR=1999] U4 L4 W6 D4 L4 S7 W20S15 W2 S6 E2 S12		
FGR=[YR=1999] S23 E21 N23 W21\$ E21 S7 E10 FOP=[YR=1999] S3		
E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 N2 E7 N36 W24 N9\$ S9		
E24 N9\$ PTR= E15 FUS=[YR=1999] E8 S8 W8 N8\$ W15\$.		