LOT 17
MARSH LAKES PB 5/159-167

SZELINA RONALD REV LIV TRUST/SZELINA RONALD JOSEPH
96104 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

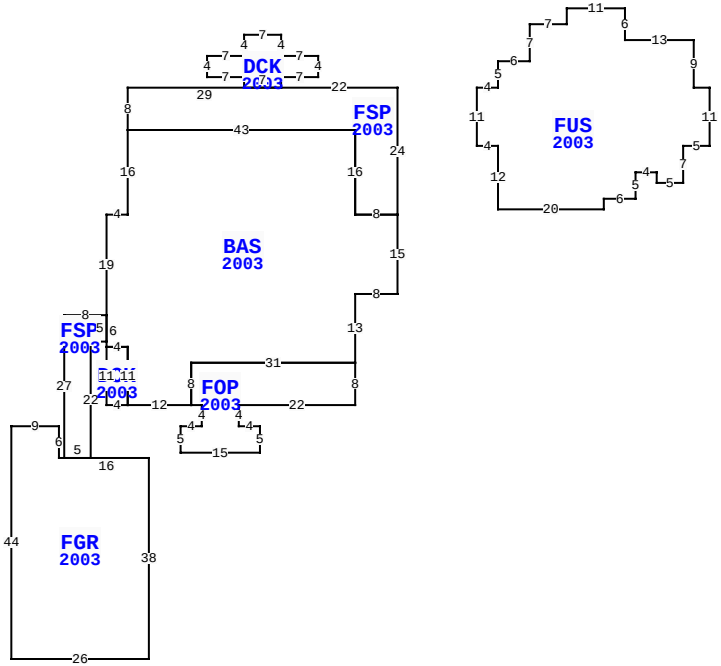
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,208	100	2,208	314,948
DCK	44	10	4	571
DCK	126	10	13	1,855
FGR	1,042	55	573	81,732
FOP	351	30	105	14,977
FSP	150	40	60	8,558
FSP	536	40	214	30,524
FUS	1,235	100	1,235	176,159
TOTALS	5,692		4,412	629,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,412	103.9280	155.89	687,787	2003	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 3443 HX Base Yr 2022



96104 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		629,325
TOTAL MARKET OB/XF VALUE		9,572
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		888,897
SOH/AGL Deduction		154,116
ASSESSED VALUE		734,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		684,781
TOTAL JUST VALUE		888,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901637	REPAIR/RRF	35,000	02/20/2019
M1622855	H/AC	0	05/31/2016
B0209954	CO ISSUED	0	03/31/2003
B0209954	NEW CONSTR	350,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/1715	3/30/2021	WD	Q	I	01	850,000
GRANTOR: SIMONS FRANCES E & VI						
GRANTEE: SZELINA RONALD & EL						
2384/1567	8/13/2020	WD	Q	I	01	789,000
GRANTOR: MCALEAR DAVID J & JUD						
GRANTEE: SIMONS FRANCES E &						

BUILDING NOTES

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	2,883.00	SF	4.00	4.00	100	2003	2003	3	83	9,572	

BUILDING DIMENSIONS

FSP=[YR=2003] W22 DCK=[YR=2003] N2 E7 N4 W7 N4 W7 S4 W7 S4 E7 S2 E7 $ W29 S8 BAS=[YR=2003] S16 W4 S19 FSP=[YR=2003] W8 S27 FGR=[YR=2003] W1 N6 W9 S44 E26 N38 W16 $ E5 N22 E3 N5 $ S6 DCK=[YR=2003] S11 E4 N11 W4 $ E4 S11 E12 FOP=[YR=2003] E2 S4 W4 S5 E15 N5 W4 N4 E22 N8 W31 S8 $ N8 E31 N13 E8 N15 W8 N16 W43 $ E43 S16 E8 N24 $ PTR= E15 FUS=[YR=2003] E4 N5 E6 N7 E7 N3 E11 S6 E13 S9 E3 S11 W5 S7 W5 N2 W4 S5 W6 S2 W20 N12 W4 N11 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 9,572

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