

LOT 20
IN OR 2478/1672
MARSH LAKES PB 5/159-167

SOUTHWICK MARY L L/E/
88001 MARSH LAKES CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 70		0500	01	4,714	95.2020	142.80	673,159	2004	2004	0	0	0	9.33	90.67	VALUATION BY		STANDARD															
Exterior Wall	17	CB STUCCO 30		1 SFR CUST - 100% - 2005										Heated Area: 3426					HX Base Yr 2005					Tax Group: 7		Tax Dist:								
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE					610,353															
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					25,035															
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					350,000															
Interior Floor	12	HARDWOOD 80												TOTAL MARKET VALUE					985,388															
Interior Floor	14	CARPET 20												SOH/AGL Deduction					456,944															
Air Condition	03	CENTRAL 100												ASSESSED VALUE					528,444															
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB WX 55,000															
Bedrooms	3	100												BASE TAXABLE VALUE					473,444															
Bathrooms	3	100												TOTAL JUST VALUE					985,388															
Frame	02	WOOD FRAME 100												NCON VALUE					0															
Stories	2.	2. 100												INCOME VALUE																				
Units	0	100												PREVIOUS YEAR MKT VALUE					764,612															
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																														
BAL	105	15	16	2,072																														
BAL	300	15	45	5,826																														
BAS	2,399	100	2,399	310,615																														
FGR	506	55	278	35,994																														
FOP	305	30	92	11,912																														
FOP	358	30	107	13,854																														
FSP	294	40	118	15,278																														
FST	28	55	15	1,942																														
FST	252	55	139	17,997																														
FST	340	55	187	24,213																														
TOTALS	7,456		4,714	610,353																														
EXTRA FEATURES					88001 MARSH LAKES CT, FERNANDINA BEACH										BLD DATE					LGL DATE					03/19/2024					MLU				
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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	6,160																		
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2004	2004	3	84	786																		
3	0812	CONCRETE C	0	100	0	0	2,256.00	SF	4.00	4.00	100	2004	2004	3	84	7,580																		
4	0300	BOAT DCK W	0	100	0	0	553.00	SF	40.00	40.00	100	2004	2004	3	36	7,963																		
5	0303	FLT DOCK W	0	100	0	0	160.00	SF	26.00	26.00	100	2004	2004	3	36	1,498																		
6	0311	WD GANG WY	0	100	0	0	17.00	SF	45.00	45.00	100	2004	2004	3	22	168																		
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	880																		
TOTAL OB/XF																	25,035																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																	
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