

GILCHRIST ANTHONY G/GILCHRIST ANNE D
88006 MARSH LAKES CT
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0022-0000

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		16		WD FR STUC 100		0500		12		3,272		179.0780		268.62		878,925		1989		2020		0		0		1.50		98.50		VALUATION BY																			
Roof Structure		08		IRREGULAR 100		1		SFR CUST - 100% - 2023								Heated Area: 2904														STANDARD																			
Roof Cover		03		COMP SHNGL 100																										Tax Group: 7																			
Interior Wall		05		DRYWALL 100																										Tax Dist:																			
Interior Floor		11		CLAY TILE 50																										BUILDING MARKET VALUE																			
Interior Floor		04		CARPET 50																										TOTAL MARKET OB/XF VALUE																			
Air Condition		13		CENTRAL 100																										TOTAL LAND VALUE - MARKET																			
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE																			
Bedrooms				3 100																										SOH/AGL Deduction																			
Bathrooms				2.5 100																										ASSESSED VALUE																			
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE																			
Stories		1.		1. 100																										BASE TAXABLE VALUE																			
Units		00		0 100																										TOTAL JUST VALUE																			
Occupancy		00		NONE 100																										NCON VALUE																			
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE																			
Quality		03		Quality Level 03																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				4015.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,576		100		2,576		681,586																																									
BAS		328		100		328		86,785																																									
FGR		506		55		278		73,556																																									
FOP		112		30		34		8,996																																									
UOP		282		20		56		14,817																																									
TOTALS		3,804				3,272		865,741																																									
EXTRA FEATURES																																																	
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		0812		CONCRETE C		0 100		0 0		3,926.00 SF		4.00		4.00		100		1989		1989		3		57		8,951																							
2		1242		WD DECK A		0 100		0 0		1,007.00 SF		10.00		10.00		100		1989		1989		3		20		2,014																							
3		0500		FP-PRE FAB		0 100		0 0		1.00 UT		3,500.00		3,500.00		100		1989		1989		3		66		2,310																							
4		0877		JACUZZI		0 100		0 0		1.00 UT		1,000.00		1,000.00		100		1989		1989		3		20		200																							
5		0811		CONCRETE B		0 100		26 32		832.00 SF		5.20		5.20		100		1996		1996		3		72		3,115																							
6		0820		WOOD WALK		0 100		0 0		72.00 SF		11.75		11.75		100		1999		1999		3		40		338																							
7		0300		BOAT DCK W		0 100		0 0		3,344.00 SF		40.00		40.00		100		2000		2000		3		28		37,453																							
8		0311		WD GANG WY		0 100		16 4		64.00 SF		45.00		45.00		100		2000		2000		3		20		576																							
9		0322		BOAT LFT L		0 100		0 0		1.00 UT		1,500.00		1,500.00		100		2000		2000		3		20		300																							
10		0350		CARPORT WD		0 100		20 5		100.00 SF		13.00		13.00		100		2015		2015		3		70		910																							
LAND DESCRIPTION																														TOTAL OB/XF 56,167																			
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		0003		PUD		0.00		0.00		1.50		LT				1.00		1.00		1.00		350,000.00		350,000.00		525,000															

LOTS 22 & 23(EX S-1 OF LOT 23)
IN OR 2549/92
MARSH LAKES PB 5/159-167

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2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 50		
Exterior Wall	17	CB STUCCO 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	676	100	676	39,489
FGR	660	55	363	21,205
FOP	16	30	5	292
FSP	100	40	40	2,337
UOP	100	20	20	1,169
TOTALS	1,552		1,104	64,491

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	1,104	122.9865	61.49	67,885	1996	2013	0	0	5.00	95.00

2 ACCESSORY U - 100% - 2023

Heated Area: 676

HX Base Yr 2023

20

FS20
2005

23

26

26

20

3

26

23

26

23

3

4

FOP
2005

22

26

22

4

5

UO20
1996

23

26

23

5

5

FGR
1996

23

26

23

5

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