

LOT 24 & PT OF LOT 23 IN
OR 2555/999
MARSH LAKES PB 5/159-167

GOSSETT WALTER D & SUSAN S L/E/
96118 MARSH LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0024-0000



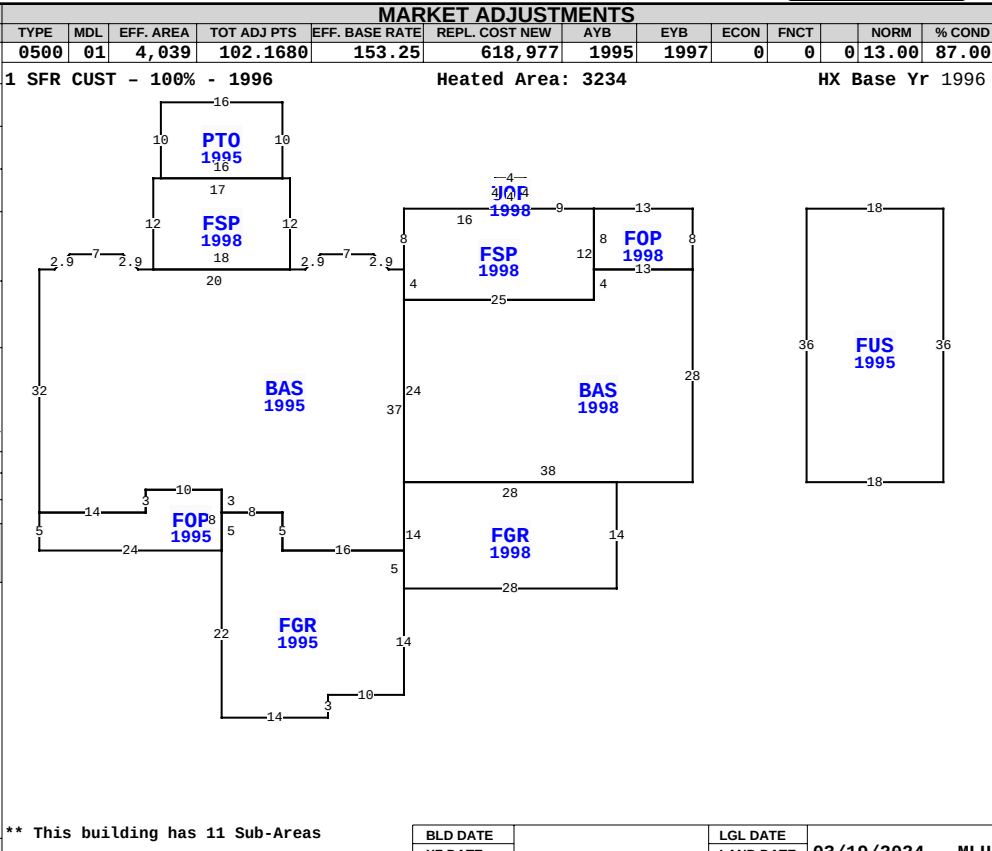
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,622	100	1,622	216,258
BAS	964	100	964	128,528
FGR	538	55	296	39,465
FGR	392	55	216	28,799
FOP	150	30	45	6,000
FOP	104	30	31	4,133
FSP	216	40	86	11,467
FSP	300	40	120	15,999
FUS	648	100	648	86,396
PTO	160	5	8	1,067
TOTALS	5,110		4,039	538,510

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,560.00	SF	4.00	4.00
2	1242	WD DECK A	0 100	0	0	700.00	SF	10.00	10.00
3	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00
4	0820	WOOD WALK	0 100	4	16	64.00	SF	11.75	11.75
5	0812	CONCRETE C	0 100	0	0	1,808.00	SF	4.00	4.00



** This building has 11 Sub-Areas

96118 MARSH LAKES DR, FERNANDINA BEACH

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

LAND DESCRIPTION										TOTAL OB/XF										11,557	
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	LA VA				
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	350,000.00	350,000.00	5				
REVIEW DATE		01/18/2023		BY	DJA		Total Acres: 0.00		Total Land Value: 525,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1										7
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 7										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										538,510										
TOTAL LAND VALUE - MARKET										525,000										
TOTAL MARKET VALUE										1,075,067										
SOH/AGL Deduction										655,452										
ASSESSED VALUE										419,615										
TOTAL EXEMPTION VALUE										50,000										
BASE TAXABLE VALUE										369,615										
TOTAL JUST VALUE										1,075,067										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										847,718										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24411	REMODEL	15,000	03/01/2011
984928	ADDITION	55,000	05/01/1998
95-1352	NEW CONSTR	0	10/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2555/0999	4/14/2022	LE	U	I	14	100	
GRANTOR: GOSSETT WALTER D & SU							
GRANTEE: GOSSETT WALTER D &							
1713/0351	12/02/2010	QC	U	I	11	100	
GRANTOR: TENNILLE WILSON R SR							
GRANTEE: GOSSETT WALTER D &							

BUILDING NOTES									
FOP=[YR=1998] W13 FSP=[YR=1998] W9 UOP=[YR=1998] N4 W4 S4 E4 \$ W16 S8 BAS=[YR=1995] W2 U2 L2 W7 D2 L2 W2 FSP=[YR=1998] N12 W1 PTO=[YR=1995] N10 W16 S10 E16 \$ W17 S12 E18 \$ W20 U2 L2 W7 D2 L2 W2 S32 FOP=[YR=1995] S5 E24 FGR=[YR=1995] S22 E14 N3 E10 N14 FGR=[YR=1998] E28 N14 W28 S14 \$ N5 W16 N5 W8 S5 \$ N8 W10 S3 W14 \$E14 N3 E10 S3 E8 S5 E16 N37 \$ S4 E25N12 \$ S8 BAS=[YR=1998] S4 W25 S24 E38 N28 W13 \$ E13 N8 \$PTR= E15 FUS=[YR=1995] E18 S36 W18 N36 \$ W15 \$.									