LOT 25
IN OR 754 PG 730
MARSH LAKES PB 5/159-167

PRICE MICHAEL B & NANCY L
96120 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0025-0000

BUILDING CHARACTERISTICS

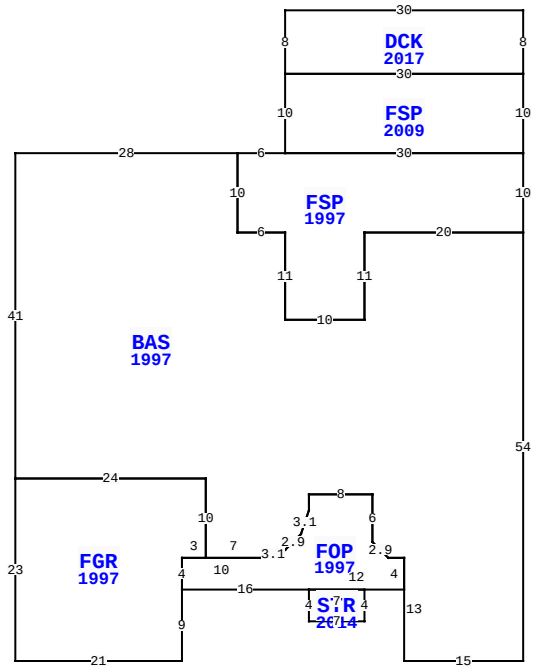
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,673	100	2,673	368,733
DCK	240	10	24	3,310
FGR	513	55	282	38,901
FOP	188	30	56	7,725
FSP	470	40	188	25,934
FSP	300	40	120	16,553
STR	28	10	3	414
TOTALS	4,412		3,346	461,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,346	105.7080	158.56	530,542	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1998 Heated Area: 2673 HX Base Yr 1998



96120 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE	07/01/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		461,572
TOTAL MARKET OB/XF VALUE		42,539
TOTAL LAND VALUE - MARKET		332,500
TOTAL MARKET VALUE		836,611
SOH/AGL Deduction		464,678
ASSESSED VALUE		371,933
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		321,933
TOTAL JUST VALUE		836,611
NCON VALUE		3,311
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706735	REPAIR/RRF	25,313	10/01/2017
B22581	ADDITION	12,500	06/01/2009
B22582	SWIM POOL	40,000	06/01/2009
R11930	REPAIR/RRF	3,500	06/01/2009
963382	NEW CONSTR	110,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/0730	3/19/1996	WD	Q	V		45,000
GRANTOR: STEGALL RODNEY & PATR						
GRANTEE: PRICE MICHAEL & NAN						
0672/1114	12/23/1992	WD	Q	V		47,500
GRANTOR: NAUDIN KEN & LINDA						
GRANTEE: STEGALL RODNEY & P						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0811	CONCRETE B	0	100	0	0	1,293.00	SF	5.20	5.20	100	1997	1997	3	73	4,908	
3	1242	WD DECK A	0	100	4	10	40.00	SF	10.00	10.00	100	1997	1997	3	20	80	
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	1997	1997	3	20	48	
5	1123	CB 8"	0	100	0	0	12.00	SF	6.15	6.15	100	1997	1997	3	73	54	
6	0911	SCRN RM A	0	100	0	0	680.00	SF	17.50	17.50	100	2009	2009	3	40	4,760	
7	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2009	2009	3	56	19,992	
8	0855	CONC PAVER	0	100	0	0	1,233.00	SF	10.00	10.00	100	2009	2009	3	90	11,097	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-36,0] W28 S41 E24 S10 E7 U1R3 U2R2 U3R1 N2 E8 S6 D2R2 E2 S13 E15 N54 W20 S11 W10 N11 W6 N10 $
FGR=[YR=1997;ORIG=-64,41] S23 E21 N9 N4 E3 N10 W24 $
FSP=[YR=1997;ORIG=0,0] W30 W6 S10 E6 S11 E10 N11 E20 N10 $
FSP=[YR=2009;ORIG=0,0] N10 W30 S10 E30 $
FOP=[YR=1997;ORIG=-43,55] E16 E12 N4 W2 U2L2 N6 W8 S2 D3L1 D2L2 D1L3 W10 S4 $
STR=[YR=2014;ORIG=-27,55] S4 E7 N4 W7 $
DCK=[YR=2017;ORIG=0,-10] W30 N8 E30 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 42,539

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	350,000.00	332,500.00	332,500							

REVIEW DATE 01/17/2024 BY NWA Total Acres: 0.00 Total Land Value: 332,500 Market: 0 Agricultural: 0 Common: 332,500 PRINTED 08/06/2024 BY SYS