LOT 27
MARSH LAKES PB 5/159-167

SMITH SUSAN C LIVING TRUST/SMITH SUSAN J TRUSTEE
2118 BIRCH BARK DR
JACKSONVILLE, FL 32246

2024

37-2N-28-1320-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

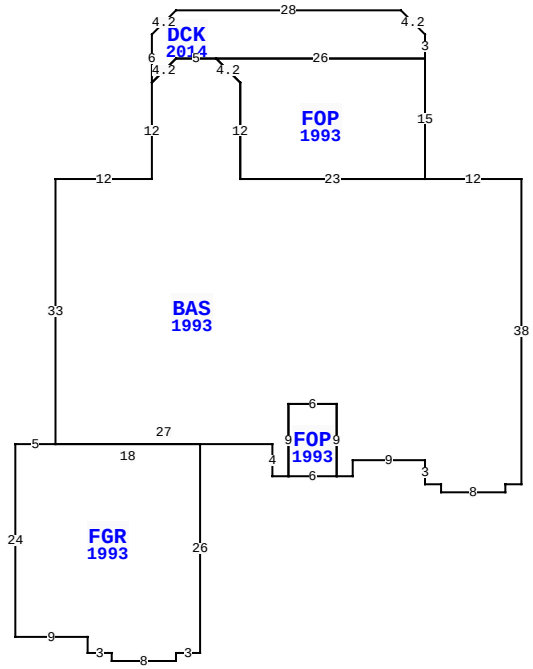
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,142	100	2,142	268,955
DCK	200	10	20	2,511
FGR	588	55	323	40,557
FOP	54	30	16	2,009
FOP	350	30	105	13,184
TOTALS	3,334		2,606	327,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,606	102.4320	153.65	400,412	1990	1990	0	0	0	18.28	81.72

1 SFR CUST – 100% - 0 Heated Area: 2142 HX Base Yr



96128 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		327,217
TOTAL MARKET OB/XF VALUE		5,469
TOTAL LAND VALUE - MARKET		332,500
TOTAL MARKET VALUE		665,186
SOH/AGL Deduction		427,946
ASSESSED VALUE		237,240
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		182,240
TOTAL JUST VALUE		665,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428735	REPDECK	63,000	05/01/2014
3820	H/AC	7,000	02/20/1990
6209	NEW CONSTR	76,759	01/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2707/540	4/22/2024	WD	U	I	11	100
GRANTOR: CLEAVER JOYCE LIVING						
GRANTEE: SMITH SUSAN C LIVIN						
1763/0754	8/24/2011	WD	U	I	30	100
GRANTOR: CLEAVER JOYCE						
GRANTEE: CLEAVER JOYCE & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N15 DCK=[YR=2014] N3 U3 L3 W28 D3 L3 S6 U3 R3 E5 E26$ W26 D3 R3 S12 E23 $W23 N12 U3 L3 W5 D3 L3 S12 W12 S33 FGR=[YR=1993] W5 S24 E9 S2 E3 S1 E8 N1 E3 N26 W18 $ E27 S4 E2 FOP=[YR=1993] E6 N9 W6 S9 $ N9E6 S9 E2 N2 E9 S3 E2 S1 E8 N1 E2 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,298.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,089	

LAND DESCRIPTION

TOTAL OB/XF 5,469

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	0.95	350,000.00	332,500.00	332,500							

REVIEW DATE 12/17/2019 BY TWA Total Acres: 0.00 Total Land Value: 332,500 Market: 0 Agricultural: 0 Common: 332,500 PRINTED 08/06/2024 BY SYS