

LOT 28
IN OR 1229/1450
MARSH LAKES PB 5/159-167

CARROLL JAMES C & CAROL G
96134 MARSH LAKES DR
FERNANDINA BEACH, FL 32034-6811

2024

37-2N-28-1320-0028-0000



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 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

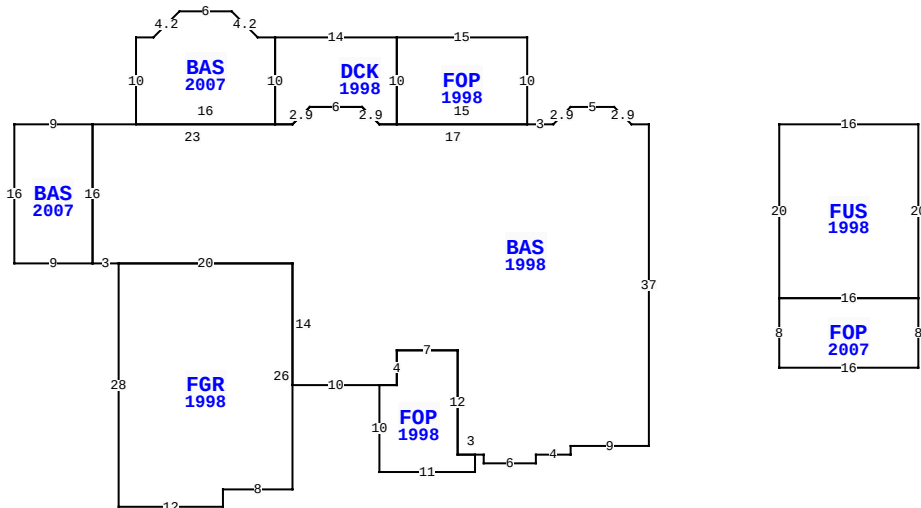
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	251,990
BAS	144	100	144	20,466
BAS	187	100	187	26,577
DCK	124	10	12	1,705
FGR	544	55	299	42,496
FOP	122	30	37	5,259
FOP	150	30	45	6,395
FOP	128	30	38	5,401
FUS	320	100	320	45,481
TOTALS	3,492		2,855	405,771

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	53	4	212.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50
4	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00
5	1242	WD DECK A	0	100	0	0	32.00	SF	10.00
6	1126	CB/STC 8"	0	100	15	5	75.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,855	108.2880	162.43	463,738	1998	1998	0	0
1 SFR CUST - 100% - 2007									
Heated Area: 2424									
HX Base Yr 2007									



96134 MARSH LAKES DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/19/2024 MLU									

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 7			Tax Dist:	
BUILDING MARKET VALUE			405,771	
TOTAL MARKET OB/XF VALUE			10,698	
TOTAL LAND VALUE - MARKET			332,500	
TOTAL MARKET VALUE			748,969	
SOH/AGL Deduction			257,634	
ASSESSED VALUE			491,335	
TOTAL EXEMPTION VALUE			HX HB 50,000	
BASE TAXABLE VALUE			441,335	
TOTAL JUST VALUE			748,969	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			586,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910273	(1) WINDOW	2,317	12/01/2019
R177013	REPAIR/RRF	6,000	11/01/2017
M1217654	H/AC	0	10/01/2012
B20847	REMODEL	11,700	12/01/2007
B20017	REMODEL	7,000	06/01/2007
B0618423	XFOB	12,000	10/31/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1229/1450	5/11/2004	WD	Q	I	
					SALE PRICE
					470,000
GRANTOR: ADAMS WAYNE T &					
GRANTEE: CARROLL JAMES C & C					
1011/0211	10/04/2001	WD	Q	I	
					417,000
GRANTOR: BANNING GEORGE W & JE					
GRANTEE: ADAMS WAYNE T & SHI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W2 L2 U2 W5 D2 L2 W3 FOP=[YR=1998] N10 W15									
DCK=[YR=1998] W14 BAS=[YR=2007] W2 L3 U3 W6 D3 L3 W2 S10									
E16 N10\$ S10 E2 R2 U2 E6 D2 R2 E2 N10\$ S10 E15\$ W17 L2									
U2 W6 D2 L2 W23 BAS=[YR=2007] W9 S16 E9 N16\$ S16 E3									
FGR=[YR=1998] S28 E12 N2 E8 N26 W20 \$ E20 S14 E10									
FOP=[YR=1998] S10 E11 N2 W2 N12 W7 S4 W2\$ E2 N4 E7 S12 E3 S1									
E6 N1 E4 N1 E9 N37 \$ PTR= E15FUS=[YR=1998] E16 S20									
FOP=[YR=2007] S8 W16N8 E16 \$ W16 N20 \$ W15 \$.									