

LOT 29  
IN OR 805/1889  
MARSH LAKES PB 5/159-167

WITHROW ROBERT P & DIANE C  
96136 MARSH LAKES DR  
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0029-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 12 | HARDWOOD 20    |
| 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. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

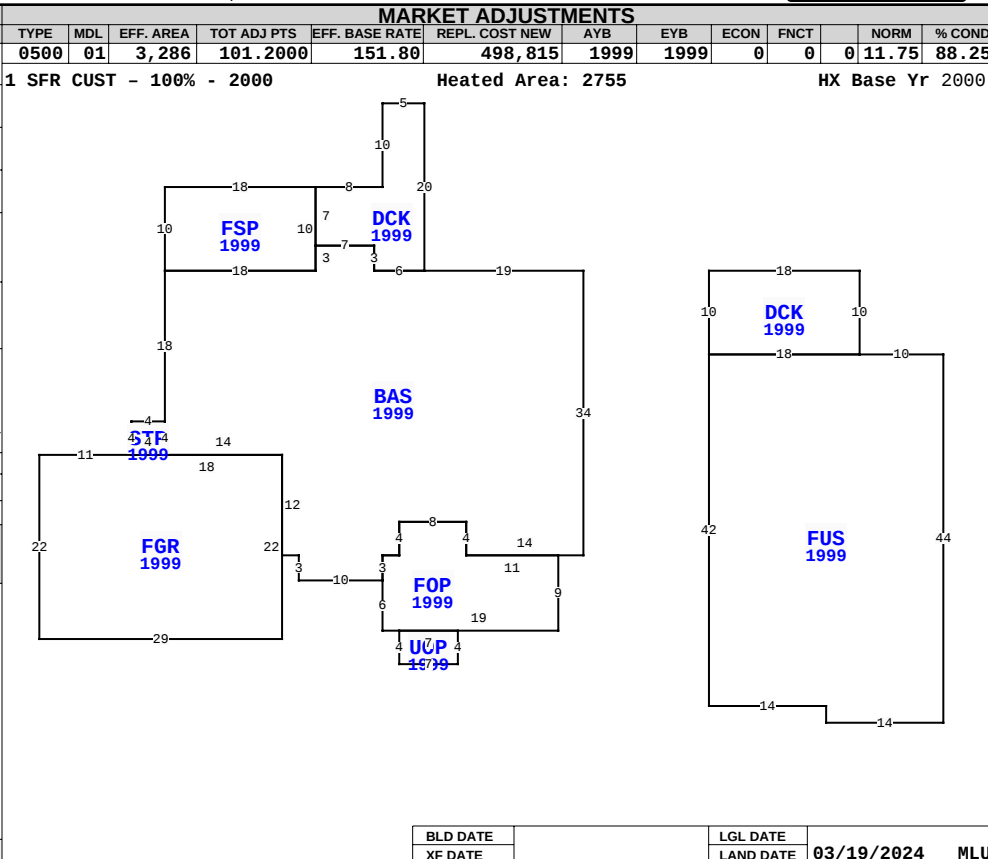
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4015.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,551            | 100         | 1,551        | 207,778              |
| DCK       | 159              | 10          | 16           | 2,144                |
| DCK       | 180              | 10          | 18           | 2,411                |
| FGR       | 638              | 55          | 351          | 47,021               |
| FOP       | 221              | 30          | 66           | 8,842                |
| FSP       | 180              | 40          | 72           | 9,646                |
| FUS       | 1,204            | 100         | 1,204        | 161,292              |
| STP       | 16               | 10          | 2            | 268                  |
| UOP       | 28               | 20          | 6            | 804                  |
| TOTALS    | 4,177            |             | 3,286        | 440,204              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0500       | FP-PRE FAB  |
| 2              | 0812       | CONCRETE C  |
| 3              | 1242       | WD DECK A   |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000116   | C   |



|                                        |  |           |
|----------------------------------------|--|-----------|
| 96136 MARSH LAKES DR, FERNANDINA BEACH |  |           |
| BLD DATE                               |  | LGL DATE  |
| XF DATE                                |  | LAND DATE |
| INC DATE                               |  | AG DATE   |
| 03/19/2024 MLU                         |  |           |

| TOTAL OB/XF |          |     |
|-------------|----------|-----|
| L N         | USE CODE | CLS |
| 1           | 000116   | C   |

| NASSAU COUNTY PROPERTY    |           |  |
|---------------------------|-----------|--|
| VALUATION SUMMARY         |           |  |
| VALUATION BY              | STANDARD  |  |
| Tax Group: 7              | Tax Dist: |  |
| BUILDING MARKET VALUE     | 440,204   |  |
| TOTAL MARKET OB/XF VALUE  | 12,273    |  |
| TOTAL LAND VALUE - MARKET | 332,500   |  |
| TOTAL MARKET VALUE        | 784,977   |  |
| SOH/AGL Deduction         | 418,590   |  |
| ASSESSED VALUE            | 366,387   |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |
| BASE TAXABLE VALUE        | 316,387   |  |
| TOTAL JUST VALUE          | 784,977   |  |
| NCON VALUE                | 0         |  |
| INCOME VALUE              |           |  |
| PREVIOUS YEAR MKT VALUE   | 612,980   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R1707487   | REPAIR/RRF  | 17,981  | 11/01/2017 |
| 9805595    | NEW CONSTR  | 117,000 | 12/01/1998 |

| SALES DATA                     |            |           |                |
|--------------------------------|------------|-----------|----------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / V / RSN CD |
| 0805/1889                      | 9/10/1997  | WD Q V    |                |
| GRANTOR: HOBIRK RICHARD A & CA |            |           |                |
| GRANTEE: WITHROW ROBERT P &    |            |           |                |
| 0743/1160                      | 11/06/1995 | WD Q V    |                |
| GRANTOR: ALVAREZ ALBERT P      |            |           |                |
| GRANTEE: HOBIRK RICHARD & CA   |            |           |                |

| BUILDING NOTES |  |  |
|----------------|--|--|
|----------------|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=1999] W19 DCK=[YR=1999] N20 W5 S10 W8 FSP=[YR=1999] W18 S10 E18 N10\$ S7 E7 S3 E6\$ W6 N3 W7 S3 W18 S18 STP=[YR=1999] W4 S4 FGR=[YR=1999] W11 S22 E29 N22 W18\$ E4 N4\$ S4 E14 S12 E2 S3 E10 FOP=[YR=1999] S6 E2 UOP=[YR=1999] S4 E7 N4 W7\$ E19 N9 W11 N4 W8 S4 W2 S3\$ N3 E2 N4 E8 S4 E14 N34\$ PTR=E15 DCK=[YR=1999] E18 S10 FUS=[YR=1999] E10 S44 W14 N2 W14 N42 E18\$ W18 N10\$ W15\$. |  |  |