

PERKINS SAMUEL E &/DURRENCE-PERKINS BRANDI
96152 MARSH LAKES DR
FERNANDINA BEACH, FL 32034-6811

37-2N-28-1320-0034-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
Exterior Wall	16	WD FR STUC 100			0500	01	5,865	108.7750	163.16	956,933	1998	1998		0	0	12.50	87.50	VALUATION BY STANDARD						
Roof Structur	08	IRREGULAR 100			1 SFR CUST - 100% - 2010													Tax Group: 7 Tax Dist:						
Roof Cover	03	COMP SHNGL 100			Heated Area: 5116													837,316						
Interior Wall	05	DRYWALL 90			FUS 1998													52,083						
Interior Wall	08	DECORATIVE 10			BAS 1998													350,000						
Interior Floo	12	HARDWOOD 80			FOP 1998													1,239,399						
Interior Floo	14	CARPET 20			STR 1998													393,789						
Air Condition	03	CENTRAL 100			FGR 1998													845,610						
Heating Type	04	AIR DUCTED 100			FUS 1998													50,000						
Bedrooms		4 100			FUS 1998													795,610						
Bathrooms		5.5 100			FUS 1998													1,239,399						
Frame	02	WOOD FRAME 100			FUS 1998													0						
Stories	2.	2. 100			FUS 1998													INCOME VALUE						
Units		0 100			FUS 1998													PREVIOUS YEAR MKT VALUE 953,869						
Occupancy	00	NONE 100			FUS 1998																			
Quality		03	Quality Level 03			FUS 1998																		
DOR CODE		0100	SINGLE FAMILY			FUS 1998																		
MAP NUM			MKT AREA			FUS 1998													04					
NEIGHBORHOOD/LOC		4015.00			FUS 1998																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	FUS 1998																			
BAL	70	15	10	1,428	FUS 1998																			
BAS	2,315	100	2,315	330,501	FUS 1998																			
BAS	222	100	222	31,694	FUS 1998																			
DCK	723	10	72	10,280	FUS 1998																			
FGR	709	55	390	55,678	FUS 1998																			
FOP	96	30	29	4,141	FUS 1998																			
FOP	746	30	224	31,980	FUS 1998																			
FUS	468	100	468	66,814	FUS 1998																			
FUS	2,111	100	2,111	301,377	FUS 1998																			
STR	113	10	11	1,571	FUS 1998																			
TOTALS	7,705		5,865	837,316	FUS 1998																			
EXTRA FEATURES					96152 MARSH LAKES DR, FERNANDINA BEACH										03/19/2024 MLU									
L N	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	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	5,670										
2	0810	CONCRETE A	0 100	0 0	1,658.00	SF	6.50	6.50	100	1998	1998	3	75	8,083										
3	1242	WD DECK A	0 100	4 14	56.00	SF	10.00	10.00	100	1998	1998	3	20	112										
4	1242	WD DECK A	0 100	4 8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64										
5	0861	POOL GUNIT	0 100	14 36	504.00	SF	85.00	85.00	100	1998	1998	3	21	8,996										
6	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400										
7	0877	JACUZZI	0 100	0 0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200										
8	0855	CONC PAVER	0 100	0 0	3,020.00	SF	10.00	10.00	100	2002	2002	3	82	24,764										
9	0474	VF 4 RAIL	0 100	0 0	196.00	LF	9.25	9.25	100	2002	2002	3	58	1,052										
10	1076	TRELLIS A	0 100	16 12	192.00	SF	11.25	11.25	100	2005	2005	3	40	864										
LAND DESCRIPTION					TOTAL OB/XF										50,205									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

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