

LOT 36
IN OR 1925/1303
MARSH LAKES PB 5/159-167

LOHR REVOCABLE TRUST/LOHR JOHN W III TRUSTEE
96166 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0036-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 50	0500	01	4,979	94.6000	141.90	706,520	2009	2009	0	0	0	6.75	93.25																	
Exterior Wall	31	HARDIE BRD 50	1 SFR CUST - 100% - 2010										Heated Area: 3509										HX Base Yr 2010									
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	12	HARDWOOD 70																														
Interior Floor	14	CARPET 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		3.5 100																														
Frame	03	MASONRY 100																														
Stories	2.	2. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
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