

LOT 39
IN OR 1945/106
MARSH LAKES PB 5/159-167

NIELSEN WALTER N REV TRUST/NIELSEN WALTER N TRUSTE
96184 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
BAL	63	15	9	1,196
BAS	1,556	100	1,556	206,728
FGR	572	55	315	41,851
FOP	238	30	71	9,433
FOP	280	30	84	11,160
FUS	468	100	468	62,178
FUS	600	100	600	79,715
STR	28	10	3	398
STR	49	10	5	664
STR	90	10	9	1,196
TOTALS	3,944		3,120	414,519

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	3,934.00	SF	4.00	4.00	
3	0850	PEBBLE WLK	0	100	0	0	600.00	SF	3.50	3.50	
4	0830	FLAGSTONE	0	100	0	0	550.00	SF	9.00	9.00	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	
6	0479	VF PICKET	0	100	90	0	360.00	LF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,120	103.5920	155.39	484,817	1994	1994	0	0	0 14.50	85.50
1 SFR CUST - 100% - 1995											
Heated Area: 2624											
HX Base Yr 1995											
96184 MARSH LAKES DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/19/2024 MLU											

TOTAL OB/XF											
21,935											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		414,519	
TOTAL MARKET OB/XF VALUE		21,935	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		786,454	
SOH/AGL Deduction		466,903	
ASSESSED VALUE		319,551	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		269,551	
TOTAL JUST VALUE		786,454	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		718,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703155	H/AC	0	05/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1945/0106	10/10/2014	QC	U	I	11
GRANTOR: NIELSEN WALTER N & EL					
GRANTEE: NIELSEN WALTER N &					
0687/1384	9/01/1993	WD	Q	V	
GRANTOR: AMELIA ISLAND CO					
GRANTEE: NIELSEN WALTER & E					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1994] W12 FOP=[YR=1994] W32 STR=[YR=2017] W7 S4 E7 N4\$ S8 E2 U2 R2 E7 D2 R2 E19 N8 \$ S8 W19 U2 L2 W7 D2 L2 W2 S13 W6 S13 FOP=[YR=1994] S10 FGR=[YR=1994] W16 S26 E22 N26 W6\$ E24 STR=[YR=2017] S10 E9 N10 W9\$ E26 N5 W44 N5 W6\$ E6 S5 E44 N39 \$PTR= E15 FUS=[YR=1994] E30 S20 W30 N20 \$ W15 \$ PTR= W85 S20 STR=[YR=2017] W7 BAL=[YR=1994] W9 S7 FUS=[YR=1994] W2 S26 E18 N26 W16\$ E9 N7\$ S7 E7 N7\$ N20 E85 \$											