

KEENAN WALTER R
96190 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0041-0000

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		17	CB STUCCO 100							0500	11	7,703	143.2116	214.82	1,654,758	1997	1997	0	0	0	13.00	87.00	VALUATION BY		STANDARD												
Roof Structur		08	IRREGULAR 100							1 SFR CUST - 100% - 2020														Heated Area: 6360													
Roof Cover		08	CLAY TILE 90																					HX Base Yr 2020													
Roof Cover		11	SLATE 10																																		
Interior Wall		05	DRYWALL 50																																		
Interior Wall		08	DECORATIVE 50																																		
Interior Floo		14	CARPET 60																																		
Interior Floo		12	HARDWOOD 40																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms		04	4 100																																		
Bathrooms			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	4,890	100	4,890	913,909																																	
FGR	902	55	496	92,699																																	
FGR	264	55	145	27,100																																	
FOP	144	30	43	8,036																																	
FSP	1,336	40	534	99,801																																	
FST	54	55	30	5,607																																	
FST	84	55	46	8,597																																	
FUS	282	100	282	52,704																																	
FUS	1,188	100	1,188	222,029																																	
STP	90	10	9	1,682																																	
TOTALS	9,434		7,703	1,439,639																																	
EXTRA FEATURES				96190 MARSH LAKES DR, FERNANDINA BEACH																																	
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	0858	SCULP CONC	0 100	0	0	2,378.00	SF	13.00	13.00	100	1997	1997	3	92	28,441																						
2	0812	CONCRETE C	0 100	0	0	4,128.00	SF	4.00	4.00	100	1997	1997	3	73	12,054																						
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200																						
4	0861	POOL GUNIT	0 100	16	30	480.00	SF	85.00	85.00	100	1997	1997	3	20	8,160																						
5	0835	QUARY TILE	0 100	0	0	827.00	SF	10.00	10.00	100	1997	1997	3	73	6,037																						
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600																						
7	1125	CB/STC 6"	0 100	0	0	294.00	SF	7.35	7.35	100	1997	1997	3	73	1,577																						
8	0300	BOAT DCK W	0 100	0	0	7,489.00	SF	40.00	40.00	100	2005	2005	3	40	119,824																						
9	0855	CONC PAVER	0 100	0	0	837.00	SF	3.00	3.00	100	2005	2005	3	86	2,159																						
10	0462	ST/AL FNC	0 100	0	0	744.00	SF	10.00	10.00	100	2005	2005	3	40	2,976																						
LAND DESCRIPTION						TOTAL OB/XF										183,028																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	700,000																				
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