LOT 43
MARSH LAKES PB 5/159-167

PARFITT DIANNE
96196 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

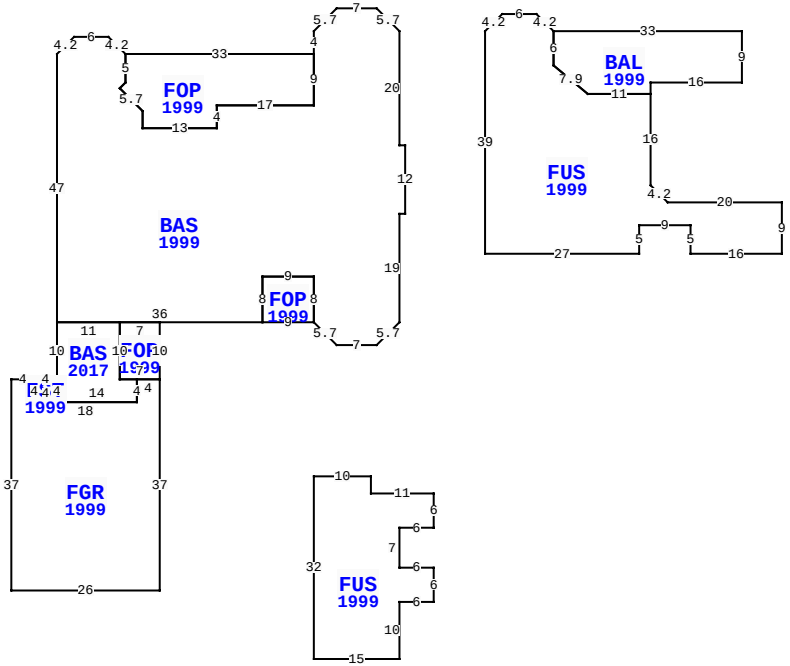
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	316	15	47	7,218
BAS	2,587	100	2,587	397,342
BAS	166	100	166	25,496
FGR	890	55	490	75,260
FOP	70	30	21	3,225
FOP	72	30	22	3,379
FOP	349	30	105	16,127
FST	16	55	9	1,383
FUS	537	100	537	82,479
FUS	1,153	100	1,153	177,092
TOTALS	6,156		5,137	789,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,137	111.9100	167.86	862,297	1999	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2021 Heated Area: 4443 HX Base Yr 2021



96196 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		789,002
TOTAL MARKET OB/XF VALUE		35,835
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,174,837
SOH/AGL Deduction		760,676
ASSESSED VALUE		414,161
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,161
TOTAL JUST VALUE		1,174,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,166,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008815	REPAIR/RRF	34,597	10/01/2020
M1703269	H/AC	3,900	05/01/2017
B9966707	XFOB	0	07/01/1999
9905751	NEW CONSTR	390,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0860	12/16/2020	WD	Q	I	01	1,100,000
GRANTOR: ANDERSON RONALD R & A						
GRANTEE: PARFITT DIANNE						
2120/1475	5/15/2017	WD	Q	I	01	1,025,000
GRANTOR: STALVEY KAREN						
GRANTEE: ANDERSON RONALD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L4 U4 W7 D4 L4 S4 FOP=[YR=1999] W33 S5 L1 D1 R4 D4 S3 E13 N4 E17 N9 $ S9 W17 S4 W13 N3 U4 L4 U1 R1 N5 L3 U3 W6 D3 L3 S47 BAS=[YR=2017] S10 FST=[YR=1999] W4 FGR=[YR=1999] W4 S37 E26 N37 FOP=[YR=1999] N10 W7 S10 E7 $ W4 S4 W18 N4 $ S4 E4 N4 $ S4 E14 N4 W3 N10 W11 $ E36 FOP=[YR=1999] E9 N8 W9 S8 $ N8 E9 S8 R4 D4 E7 U4 R4 N19 E1 N12 W1 N20 $ PTR= E15 FUS=[YR=1999] R3 U3 E6 D3 R3 BAL=[YR=1999] E33 S9 W16 S2 W11 L6 U5 N6 $ S6 D5 R6 E11 S16 D3 R3 E20 S9 W16 N5 W9 S5 W27 N39 $ W15 $ PTR= S110 FUS=[YR=1999] N10 E6 N6 W6N7 E6 N6 W11 N3 W10 S32 E15 $ N110 $.

EXTRA FEATURES

LN	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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1999	1999	3	23	10,010	
3	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1999	1999	3	20	600	
4	0911	SCRN RM A	0	100	0	0	1,435.00	SF	17.50	17.50	100	1999	1999	3	20	5,023	
5	0845	KOOL DECK	0	100	0	0	923.00	SF	7.25	7.25	100	1999	1999	3	77	5,153	
6	0812	CONCRETE C	0	100	0	0	3,361.00	SF	4.00	4.00	100	1999	1999	3	77	10,352	
7	1126	CB/STC 8"	0	100	0	0	226.00	SF	8.00	8.00	100	1999	1999	3	77	1,392	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 35,835

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS