

LOT 45 & S4' OF LOT 46
CONSERVATION ESMT PT 790/1109
MARSH LAKES PB 5/159-167

DAVILA KELLY ANN G & WALFREDO
96206 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0045-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	21 STONE 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	04 REIN CONC 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100	2,575	356,690
DCK	45	10	4	554
FGR	570	55	314	43,495
FGR	299	55	164	22,717
FOP	19	30	6	831
FOP	96	30	29	4,017
FOP	126	30	38	5,263
FSP	425	40	170	23,548
FUS	1,162	100	1,162	160,961
FUS	299	100	299	41,418
TOTALS	5,651		4,765	660,048

** This building has 11 Sub-Areas

96206 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/19/2024 MLU

EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0855	CONC PAVER	0	0	0	0	256.00	SF	10.00	10.00	100	2002	2002	3	82	2,099	
3	0921	CWALL-CC P	0	0	0	0	134.00	LF	660.00	660.00	100	2002	2002	3	82	72,521	
4	0920	CWALL-WD/M	0	0	0	0	88.00	LF	390.00	390.00	100	2002	2002	3	20	6,864	
5	1244	WD DECK EX	0	0	0	0	600.00	SF	18.50	18.50	100	2002	2002	3	30	3,330	
6	1244	WD DECK EX	0	0	0	0	63.00	SF	18.50	18.50	100	2002	2002	3	30	350	
7	1125	CB/STC 6"	0	0	0	0	25.00	SF	7.35	7.35	100	2002	2002	3	82	151	
8	0861	POOL GUNIT	0	0	18	10	180.00	SF	85.00	85.00	100	2008	2008	3	52	7,956	
9	0911	SCRN RM A	0	0	18	33	594.00	SF	17.50	17.50	100	2008	2008	3	35	3,638	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 12/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,765	101.4800	152.22	725,328	2002	2005	0	0	0	91.00

1 SFR CUST - 0% - 0 Heated Area: 4036 HX Base Yr

