

LOTS 46 & 47 EX S-1 OF LOT 46
IN OR 818/1287
CONSERVATION ESMT PT 790/1109

WILLIAMS BRUCE & JANA
96214 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	

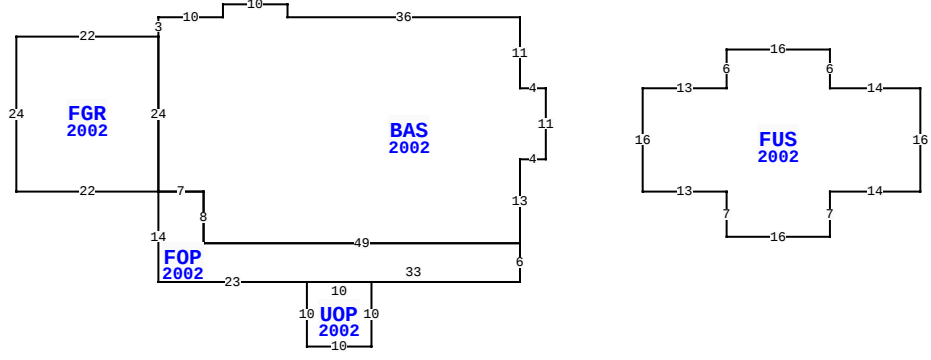
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	280,717
FGR	528	55	290	41,366
FOP	392	30	118	16,831
FUS	896	100	896	127,806
UOP	100	20	20	2,853

TOTALS	3,884		3,292	469,574
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,386.00	SF	4.00	4.00	100	2002
2	1241	WD DECK G	0 100	0	0	185.00	UT	11.50	11.50	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	
2	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	3,292	104.7880	157.18	517,437	2002	2004	0	0	9.25	90.75
1 SFR CUST - 100% - 2003											
Heated Area: 2864											
HX Base Yr 2003											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 7										Tax Dist:	
BUILDING MARKET VALUE										469,574	
TOTAL MARKET OB/XF VALUE										9,273	
TOTAL LAND VALUE - MARKET										700,000	
TOTAL MARKET VALUE										1,178,847	
SOH/AGL Deduction										585,932	
ASSESSED VALUE										592,915	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										542,915	
TOTAL JUST VALUE										1,178,847	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										946,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004862	REPAIR/RRF	19,000	06/01/2020
M015280	H/AC	0	08/01/2001
B0108211	NEW CONSTR	175,000	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0818/1287	1/02/1998	WD	U	V	21	30,300	
GRANTOR:AMELIA ISLAND COMPANY							
GRANTEE:WILLIAMS BRUCE & JA							

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

BUILDING DIMENSIONS											
BAS=[YR=2002] W4 N11 W36 N2 W10 S2 W10 S3 FGR=[YR=2002] W22 S24 E22 FOP=[YR=2002] S14 E23 UOP=[YR=2002] S10 E10 N10 W10 \$ E33 N6 W49 N8 W7 \$ N24 \$ S24 E7 S8 E49 N13 E4 N11 \$ PTR= E15 FUS=[YR=2002] E13 N6 E16 S6 E14 S16 W14 S7 W16 N7 W13 N16 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	
2	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	