LOT 48
MARSH LAKES PB 5/159-167

BILLINGS MARIE S LIVING TRUST/BILLINGS MARIE S TRU
96216 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0048-0000

BUILDING CHARACTERISTICS

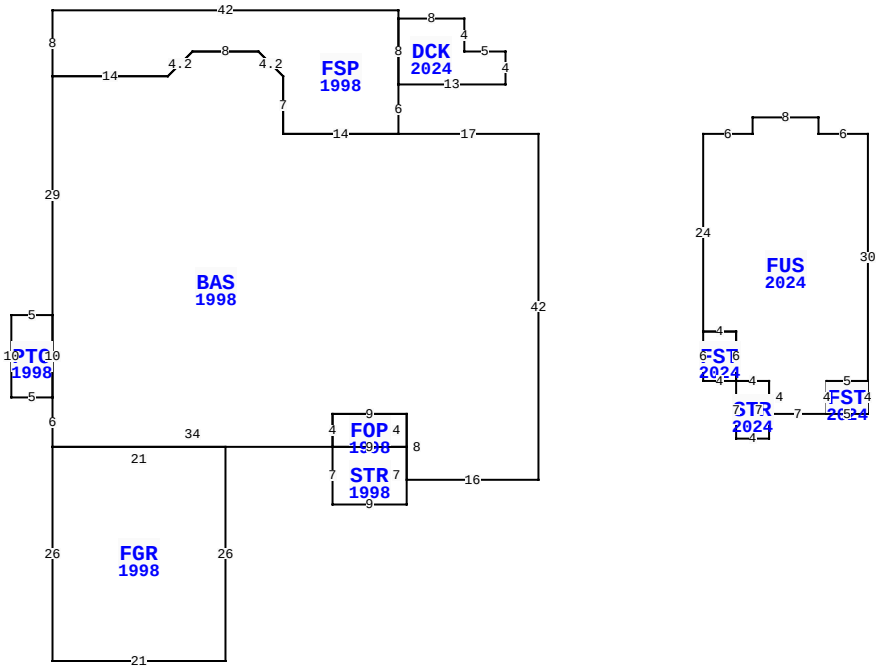
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,499	100	2,499	322,746
DCK	84	10	8	1,033
FGR	546	55	300	38,745
FOP	36	30	11	1,421
FSP	401	40	160	20,664
FST	20	55	11	1,421
FST	24	55	13	1,679
FUS	620	100	620	80,073
PTO	50	5	2	258
STR	63	10	6	775
TOTALS	4,371		3,633	469,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,633	95.6700	143.50	521,336	1998	2003	0	0	0	10.00	90.00

1 SFR CUST - 100% - 2011 Heated Area: 3119 HX Base Yr 2011



** This building has 11 Sub-Areas

96216 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	03/04/2008 RK	LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		469,202
TOTAL MARKET OB/XF VALUE		37,536
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		856,738
SOH/AGL Deduction		323,505
ASSESSED VALUE		533,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		483,233
TOTAL JUST VALUE		856,738
NCON VALUE		59,937
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002731	REPAIR/RRF	20,021	04/01/2020
B9704133	NEW CONSTR	1,000,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/1278	8/11/2022	WD	U	I	11	100
GRANTOR: BILLINGS RICHARD R &						
GRANTEE: BILLINGS MARIE S LI						
2584/1275	8/11/2022	WD	U	I	11	100
GRANTOR: BILLINGS RICHARD R &						
GRANTEE: BILLINGS RICHARD R						

BUILDING NOTES

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	1998	1998	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	2,395.00	SF	5.20	5.20	100	1998	1998	3	75	9,341	
3	0300	BOAT DCK W	0	100	0	0	1,144.00	SF	40.00	40.00	100	2007	2007	3	48	21,965	
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2017	2017	3	97	3,395	

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W17 W14 N7 U3L3 W8 D3L3 W14 S29 S10 S6 E34 N4 E9 S8 E16 N42 $
FGR=[YR=1998;ORIG=-59,38] S26 E21 N26 W21 $
FSP=[YR=1998;ORIG=-17,0] N6 N8 N1 W42 S8 E14 U3R3 E8 D3R3 S7 E14 $
DCK=[YR=2024;ORIG=-17,-14] E8 S4 E5 S4 W13 N8 $
STR=[YR=1998;ORIG=-25,38] S7 E9 N7 W9 $
PTO=[YR=1998;ORIG=-59,22] W5 S10 E5 N10 $
FOP=[YR=1998;ORIG=-16,38] N4 W9 S4 E9 $
FUS=[YR=2024;ORIG=20,0] E6 N2 E8 S2 E6 S30 W5 S4 W7 N4 W4 N6 W4 N24 $
FST=[YR=2024;ORIG=20,24] E4 S6 W4 N6 $

LAND DESCRIPTION

TOTAL OB/XF 37,536

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 03/28/2024 BY NWHS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS