LOTS 54 & 55
MARSH LAKES PB 5/159-167

WILSON LINCOLN H & LISA
96219 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0054-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

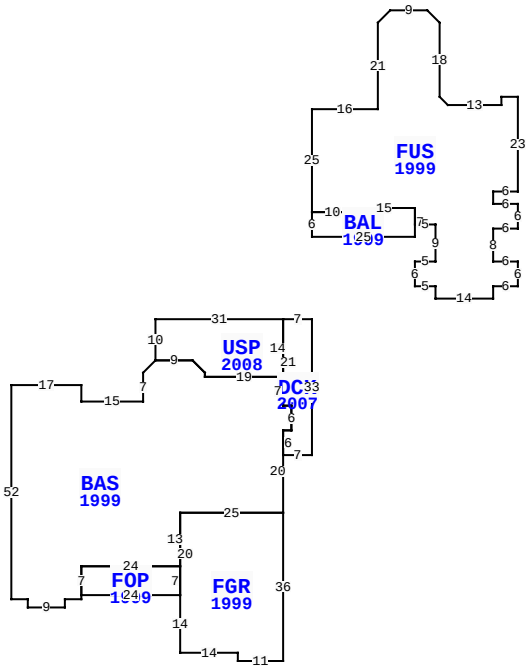
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	165	15	25	3,495
BAS	2,804	100	2,804	392,065
DCK	219	10	22	3,076
FGR	872	55	480	67,115
FOP	168	30	50	6,992
FUS	1,996	100	1,996	279,087
USP	391	30	117	16,359
TOTALS	6,615		5,494	768,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,494	105.9250	158.89	872,942	1999	1999	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2021 Heated Area: 4800 HX Base Yr 2021



96219 MARSH LAKES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		796,822
TOTAL MARKET OB/XF VALUE		62,511
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,309,333
SOH/AGL Deduction		425,634
ASSESSED VALUE		883,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		833,699
TOTAL JUST VALUE		1,309,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,161,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20699	SWIM POOL	28,000	10/01/2007
98-05350	NEW CONSTR	300,000	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1512	7/09/2020	WD	Q	I	01	915,000
GRANTOR: HAMER CAROLINE C & DO						
GRANTEE: WILSON LINCOLN H &						
1982/1411	5/28/2015	WD	Q	I	01	775,000
GRANTOR: KELLY A R & LINDA						
GRANTEE: HAMER CAROLINE COLE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W7 USP=[YR=2008] W31 S10 BAS=[YR=1999] D3 L3 S7 W15 N4 W17 S52 E4 S2 E9 N2 E4 N1 FOP=[YR=1999] E24 FGR=[YR=1999] S14 E14 S2 E11 N36 W25 S20$ N7W24 S7$ N7 E24 N13 E25 N20 E2 N6 W2 N7 W19 N1 L3 U3 W9$ E9 D3 R3 S1 E19 N14 $ S21 E2 S6 W2 S6 E7 N33$ PTR=N20 BAL=[YR=1999] N6 FUS=[YR=1999] N25 E16 N21 R3 U3 E9 D3 R3 S18 D2 R2 E13 N2 E4 S23 W6 S3 E6 S6 W6 S8 E6 S6 W6S3 W14 N3 W5 N6 E5 N9 W5 N4 W15 S1 W10$ E10 N1 E15 S7 W25$S20$.

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	0812	CONCRETE C	0	100	0	0	2,263.00	SF	4.00	4.00	100	1999	1999	3	77	6,970	
2	0855	CONC PAVER	0	100	64	4	256.00	SF	7.50	7.50	100	2007	2007	3	88	1,690	
3	0462	ST/AL FNC	0	100	0	0	1,030.00	SF	10.00	10.00	100	2007	2007	3	48	4,944	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	
5	1126	CB/STC 8"	0	100	20	5	100.00	SF	8.00	8.00	100	1999	1999	3	77	616	
6	0911	SCRN RM A	0	100	49	22	1,078.00	SF	17.50	17.50	100	2008	2008	3	35	6,603	
7	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	2008	2008	3	52	22,630	
8	0855	CONC PAVER	0	100	0	0	566.00	SF	10.00	10.00	100	2008	2008	3	89	5,037	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	35	700	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

TOTAL OB/XF 52,311

LAND DESCRIPTION

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	000100	C	SFR	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.90	250,000.00	225,000.00	450,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

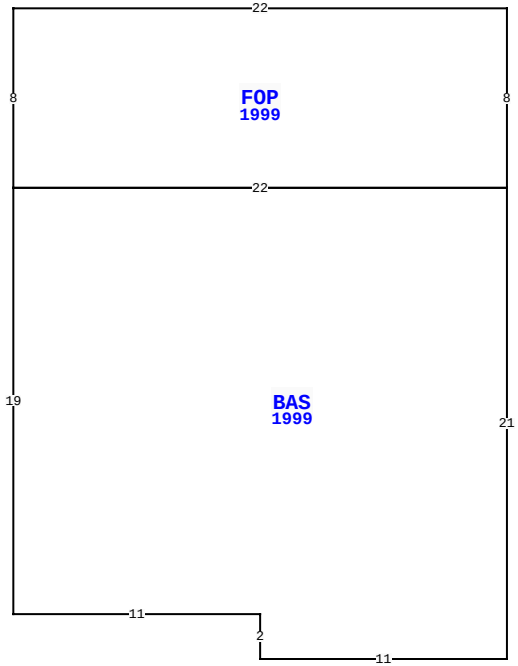
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	25,555
FOP	176	30	53	3,078
TOTALS	616		493	28,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	493	132.0000	66.00	32,538	1999	1999	0	0	0	12.00	88.00

2 ACCESORY U – 100% - 2021 Heated Area: 440 HX Base Yr 2021



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1982/1411	5/28/2015	WD	Q	I	01	775,000
GRANTOR: KELLY A R & LINDA						
GRANTEE: HAMER CAROLINE COLE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W22 S8 BAS=[YR=1999] S19 E11 S2 E11 N21 W22$
E22 N8$.

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
11	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	1999	1999	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS