

LOT 56
IN OR 588/656 & 588/657
MARSH LAKES PB 5/159-167

HUNT CARL M & MARY I
96213 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0056-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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	1,308	100	1,308	197,174
BAS	168	100	168	25,325
DCK	199	10	20	3,015
DCK	88	10	9	1,357
FGR	482	55	265	39,947
FOP	27	30	8	1,206
FSP	144	40	58	8,743
FST	128	55	70	10,553
FUS	432	100	432	65,122
TOTALS	2,976		2,338	352,442

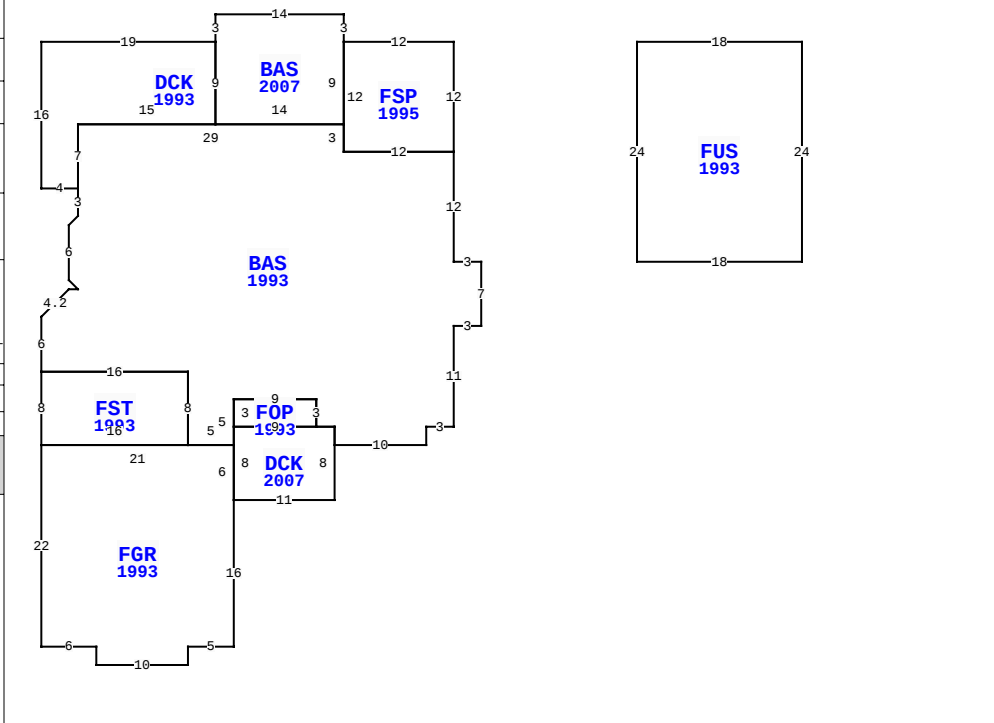
EXTRA FEATURES	
L N	OB/XF CODE

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
2	0855	CONC PAVER	0 100	0	0	1,356.00	SF	10.00	10.00	100	2011	2011	3	92	12,475	
3	0855	CONC PAVER	0 100	0	0	267.00	SF	10.00	10.00	100	2011	2011	3	92	2,456	
4	1242	WD DECK A	0 100	10	6	60.00	SF	10.00	10.00	100	2001	2001	3	20	120	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/10/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,338	114.8560	172.28	402,791	1988	1998	0	0	0 12.50	87.50
1 SFR CUST - 100% - 1990 Heated Area: 1908 HX Base Yr 1990											



96213 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															
16,331															

TOTAL OB/XF															
16,331															

Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			352,442
TOTAL MARKET OB/XF VALUE			16,331
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			618,773
SOH/AGL Deduction			414,699
ASSESSED VALUE			204,074
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			154,074
TOTAL JUST VALUE			618,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			510,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26407	REMODEL	6,700	09/03/2012
B22038	REMODEL	2,450	10/01/2008
996456	ADDITION	17,000	10/01/1999
95-01675	ADDITION	1,224	02/01/1995
3174	NEW CONSTR	0	08/19/1988
5300	NEW CONSTR	2,836	08/18/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0588/0657	1/19/1990	WD U	I	I	07
GRANTOR: TROTTER JENNIFER J					
GRANTEE: HUNT CARL & MARY					
0588/0656	1/19/1990	WD U	I	I	07
GRANTOR: TROTTER TIMOTHY H					
GRANTEE: HUNT CARL & MARY					

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=1995] W12 BAS=[YR=2007] N3 W14 S3 DCK=[YR=1993] W19 S16 E4 BAS=[YR=1993] S3 D1 L1 S6 D1 R1 W1 D3 L3 S6 FST=[YR=1993] S8 FGR=[YR=1993] S22 E6 S2 E10 N2 E5 N16 DCK=[YR=2007] E11 N8 W2 FOP=[YR=1993] N3 W9 S3 E9 \$ W9 S8 \$ N6 W21 \$ E16 N8 W16 \$ E16 S8 E5 N5 E9 S3 E2 S2 E10 N2 E3 N11 E3 N7 W3 N12 W12 N3 W29 S7 \$ N7 E15 N9 \$ S9 E14 N9 \$ S12 E12 N12 \$ PTR= E20 FUS=[YR=1993] E18 S24 W18 N24 \$ W20 \$.	