LOT 59
MARSH LAKES PB 5/159-167

BEAUCHAMP BRUCE L & MARY E
96201 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0059-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

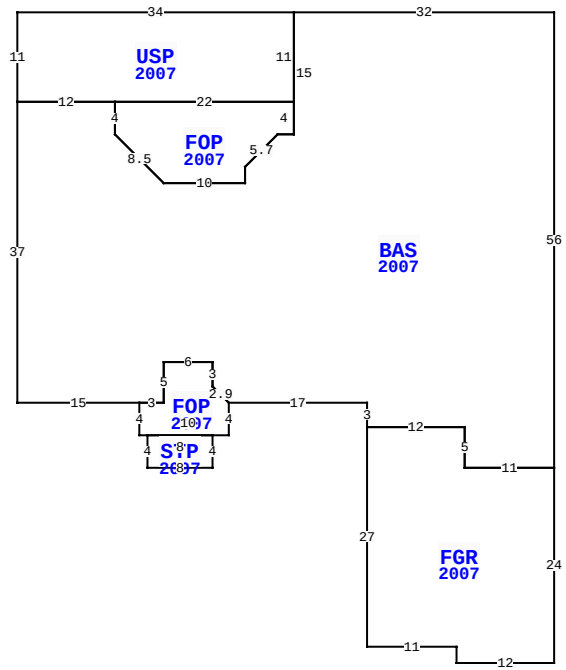
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	420,065
FGR	590	55	324	50,185
FOP	76	30	23	3,562
FOP	174	30	52	8,055
STP	32	10	3	465
USP	374	30	112	17,348
TOTALS	3,958		3,226	499,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,226	112.2400	168.36	543,129	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2022 Heated Area: 2712 HX Base Yr 2022



BLD DATE	07/06/2007	RK	LGL DATE	03/19/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

96201 MARSH LAKES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		499,679
TOTAL MARKET OB/XF VALUE		9,613
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		659,292
SOH/AGL Deduction		106,364
ASSESSED VALUE		552,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		502,928
TOTAL JUST VALUE		659,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19655	ADDITION	7,200	03/01/2007
P11544	OTHER	0	09/01/2006
C18357	CO ISSUED	0	08/01/2006
B18357	NEW CONSTR	350,000	08/01/2006
E17877	ELEC OTHER	4,000	08/01/2006
R09607	REPAIR/RRF	6,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1093	4/08/2021	WD	Q	I	02	639,500
GRANTOR: BLAKE BEVERLY						
GRANTEE: BEAUCHAMP BRUCE L &						
2318/0807	11/08/2019	WD	Q	I	02	545,000
GRANTOR: KELLY-SHEFFIELD JENNI						
GRANTEE: BLAKE BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W32 S15 W2 D4L4 S2 W10 U6L6 N4 W12 S37 E15 E3 N5 E6 S3 D2R2 E17 S3 E12 S5 E11 N56 $
FGR=[YR=2007;ORIG=-23,51] S27 E11 S2 E12 N24 W11 N5 W12 $
USP=[YR=2007;ORIG=-32,0] W34 S11 E12 E22 N11 $
FOP=[YR=2007;ORIG=-54,11] S4 D6R6 E10 N2 U4R4 E2 N4 W22 $
FOP=[YR=2007;ORIG=-51,48] S4 E1 E10 N4 U2L2 N3 W6 S5 W3 $
STP=[YR=2007;ORIG=-50,52] S4 E8 N4 W8 $
.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,826.00	SF	4.00	4.00	100	2007	2007	3	88	6,428	

LAND DESCRIPTION

TOTAL OB/XF 9,613

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS