

LOT 64
IN OR 1876/180
MARSH LAKES PB 5/159-167

QUARTERMAN TONIA D
96179 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0064-0000



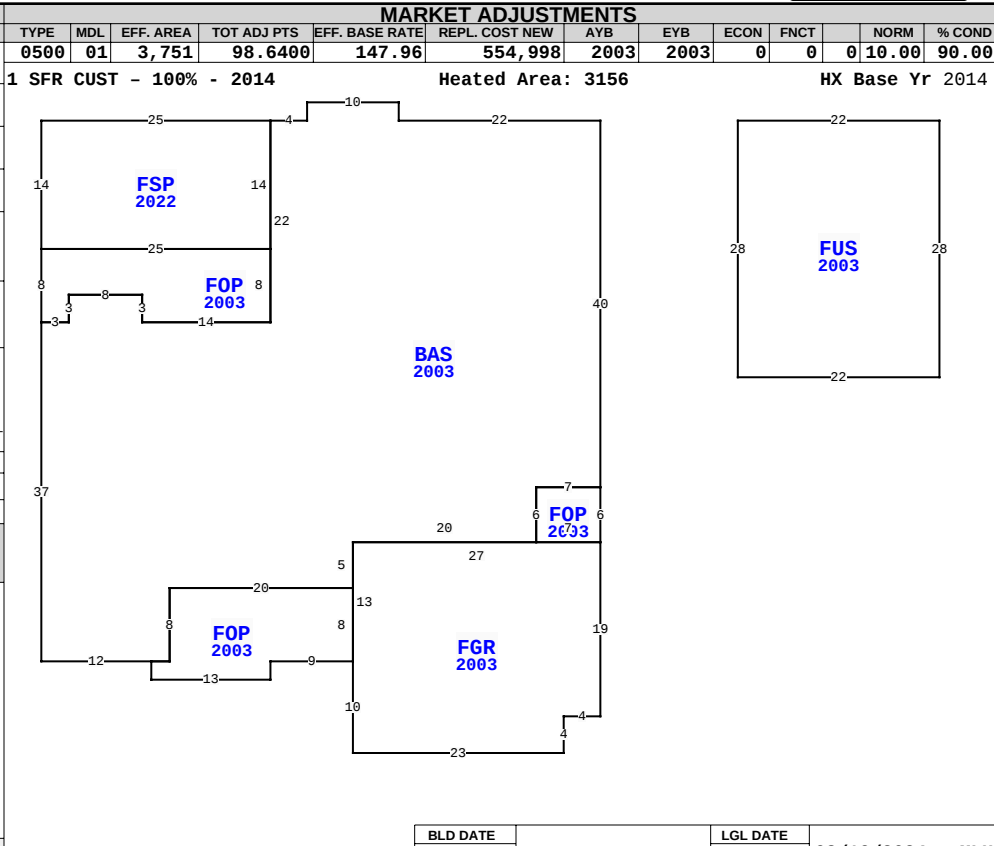
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,540	100	2,540	338,236
FGR	605	55	333	44,344
FOP	42	30	13	1,731
FOP	176	30	53	7,058
FOP	186	30	56	7,457
FSP	350	40	140	18,643
FUS	616	100	616	82,029
TOTALS	4,515		3,751	499,498

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	0812	CONCRETE C	0 100	0	0	1,573.00	SF	4.00	4.00	100	2003	2003	3	83	5,222	
2	0753	UEP	0 100	4	7	28.00	SF	22.00	22.00	100	2003	2003	3	32	197	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96179 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			499,498	
TOTAL MARKET OB/XF VALUE			5,419	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			654,917	
SOH/AGL Deduction			300,319	
ASSESSED VALUE			354,598	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			304,598	
TOTAL JUST VALUE			654,917	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			607,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011704	ADDITION	10,577	08/01/2022
B0210139	NEW CONSTR	256,555	08/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1876/0180	8/26/2013	WD Q	Q	I	02
GRANTOR: MCCRANIE MICHAEL S &					SALE PRICE
GRANTEE: QUARTERMAN JOHN H &					379,000
1300/1834	3/09/2005	WD Q	Q	I	
GRANTOR: LENDRY STEVEN D & CAR					477,000
GRANTEE: MCCRANIE MICHAEL S					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W22 N2 W10 S2 W4 FSP=[YR=2022] W25 S14	
FOP=[YR=2003] S8 E3 N3 E8 S3 E14 N8 W25 \$ E25 N14\$ S22 W14	
N3 W8 S3 W3 S37 E12 FOP=[YR=2003] S2 E13 N2 E9 FGR=[YR=2003]	
S10 E23 N4 E4 N19 FOP=[YR=2003] N6 W7 S6 E7 \$ W27 S13 \$ N8	
W20 S8 W2 \$ E2 N8 E20 N5 E20 N6 E7 N40 \$ PTR= E15	
FUS=[YR=2003] E22 S28 W22 N28 \$ W15 \$.	