LOT 66
IN OR 1874/1053
MARSH LAKES PB 5/159-167

SHUMAN WILLIAM BARRY & LAURA DAVIS
96165 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

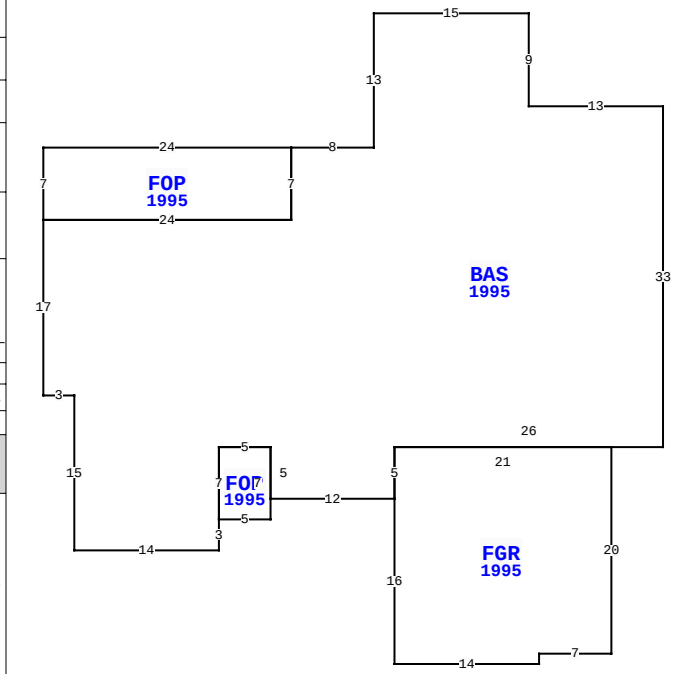
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,004	100	2,004	292,202
FGR	434	55	239	34,848
FOP	35	30	10	1,458
FOP	168	30	50	7,291
TOTALS	2,641		2,303	335,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,303	106.8200	160.23	369,010	1995	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2014 Heated Area: 2004 HX Base Yr 2014



96165 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		335,799
TOTAL MARKET OB/XF VALUE		6,217
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		492,016
SOH/AGL Deduction		239,351
ASSESSED VALUE		252,665
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,665
TOTAL JUST VALUE		492,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800304	H/AC	0	01/01/2018
94-01518	NEW CONSTR	78,815	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1874/1053	8/21/2013	WD	Q	I	02	277,000
GRANTOR: WARE JOANNE B						
GRANTEE: SHUMAN WILLIAM BARR						
1154/0134	7/16/2003	WD	Q	I		260,000
GRANTOR: BUFFINGTON PERRY						
GRANTEE: WARE JAMES T III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 N9 W15 S13 W8 FOP=[YR=1995] W24 S7 E24 N7$ S7 W24 S17 E3 S15 E14 N3 FOP=[YR=1995] E5 N7 W5 S7$ N7 E5 S5 E12 FGR=[YR=1995] S16 E14 N1 E7 N20 W21 S5$ N5 E26 N33$.

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	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	1995	1995	3	70	3,494	
3	0648	LIGHTS-AV	0	100	0	0	1.00	UT	140.00	140.00	100	1999	1999	3	20	28	

LAND DESCRIPTION

TOTAL OB/XF 6,217

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	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