

LOT 83 IN OR 897/1914
MARSH LAKES PB 5/159-167

WILLIAMS RALPH E JR & ALEESA
96157 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0083-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,133	100	2,133	293,369
FGR	550	55	302	41,537
FOP	80	30	24	3,301
FOP	144	30	43	5,914
FUS	228	100	228	31,359
FUS	1,112	100	1,112	152,942

TOTALS 4,247 3,842 528,421

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	100	2000	2000	3	84	2,940	
2	1126	CB/STC 8"	0	100	24	6	144.00	SF	8.00	100	2000	2000	3	79	910	
3	0812	CONCRETE C	0	100	0	0	3,809.00	SF	4.00	100	2000	2000	3	79	12,036	
4	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	100	2000	2000	3	20	160	
5	0912	SCRN RM G	1	100	0	0	2,013.00	SF	20.00	100	2023	2023		100	40,260	
6	0861	POOL GUNIT	1	100	0	0	558.00	SF	85.00	100	2023	2023		100	47,430	
7	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	100	2023	2023		100	2,000	
8	0475	VF 4 SBPL	1	100	0	0	16.00	LF	14.00	100	2023	2023		100	224	

LAND DESCRIPTION

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/15/2023 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,842	101.8800	152.82	587,134	2000	2003	0	0	10.00	90.00	
1 SFR CUST - 100% - 2001 Heated Area: 3473 HX Base Yr 2001												

96157 MARSH LAKES DR, FERNANDINA BEACH

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

TOTAL OB/XF												
105,960												

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105,960												

Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		528,421	
TOTAL MARKET OB/XF VALUE		105,960	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		859,381	
SOH/AGL Deduction		360,778	
ASSESSED VALUE		498,603	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		448,603	
TOTAL JUST VALUE		859,381	
NCON VALUE		89,914	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015046	ADDITION	18,000	10/07/2022
22007223	SWIM POOL	130,000	08/01/2022
B1803703	(28) WINDOWS	41,539	05/01/2018
R1801937	REPAIR/RRF	16,640	04/01/2018
B006748	NEW CONSTR	216,000	01/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0898/0830	9/03/1999	WD	U	V	07
GRANTOR: AMELIA ISLAND CO					
GRANTEE: BRYANT KENNETH G &					
0897/1914	9/01/1999	WD	Q	V	
GRANTOR: BRYANT KENNETH G & LI					
GRANTEE: WILLIAMS RALPH E JR					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2000;ORIG=0,0] W2 N18 W27 S2 S8 W18 N10 W6 N2 W5 S2 W6 S38 E11 S1 E11 E2 N5 E6 S5 E10 N4 E22 N10 E2 N7 \$					
FUS=[YR=2000;ORIG=15,0] E30 S7 E12 S7 W2 S14 W2 S6 W8 N6 W30 N28 \$					
FGR=[YR=2000;ORIG=-24,21] S21 E22 N25 W22 S4 \$					
FUS=[YR=2000;ORIG=34,-5] N12 W19 S12 E19 \$					
FOP=[YR=2000;ORIG=-29,-16] W18 S8 E18 N8 \$					
FOP=[YR=2000;ORIG=-42,21] S5 E10 N5 W2 N5 W6 S5 W2 \$					
PTR=[ORIG=0,0] E15 W15 \$					
PTR=[ORIG=0,0] N15 S15 \$					