

LOT 88
IN OR 1892/1156
MARSH LAKES PB 5/159-167

CLEM STEVEN L & LAURA L
96137 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0088-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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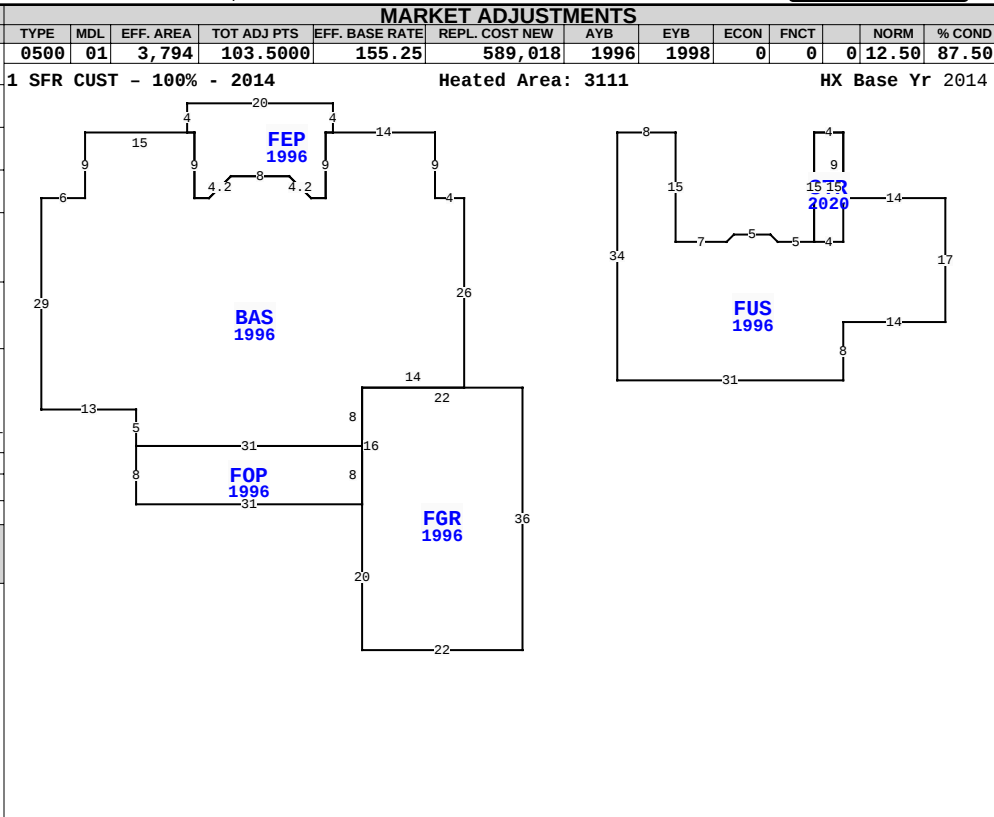
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	285,001
FEP	209	80	167	22,686
FGR	792	55	436	59,228
FOP	248	30	74	10,053
FUS	1,013	100	1,013	137,610
STR	60	10	6	816

TOTALS	4,420		3,794	515,391
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EXTRA FEATURES		
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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	1996	1996	3	79	2,765	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	65	650	
3	0861	POOL GUNIT	0 100	0	0	440.00	SF	85.00	85.00	100	1996	1996	3	20	7,480	
4	0845	KOOL DECK	0 100	0	0	1,060.00	SF	7.25	7.25	100	1996	1996	3	72	5,533	
5	0812	CONCRETE C	0 100	0	0	3,278.00	SF	4.00	4.00	100	1996	1996	3	72	9,441	
6	0300	BOAT DCK W	0 100	0	0	216.00	SF	40.00	40.00	100	2004	2004	3	36	3,110	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	65	1,300	
8	0920	CWALL-WD/M	0 100	0	0	96.00	LF	390.00	390.00	100	2015	2015	3	70	26,208	

LAND DESCRIPTION			TOTAL OB/XF 56,487													
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
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



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

TOTAL OB/XF 56,487																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE		515,391			
TOTAL MARKET OB/XF VALUE		56,487			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		796,878			
SOH/AGL Deduction		324,850			
ASSESSED VALUE		472,028			
TOTAL EXEMPTION VALUE		HX HB VX 55,000			
BASE TAXABLE VALUE		417,028			
TOTAL JUST VALUE		796,878			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		628,053			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007858	REPAIR/RRF	16,000	09/01/2020
M1521232	H/AC	0	06/01/2015
B1428335	SPA	11,800	02/01/2014
96-2995	SWIM POOL	19,200	06/01/1996
9602541	NEW CONSTR	172,000	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/1156	11/26/2013	WD	Q	I	02	395,000
GRANTOR: DELUCA PAULA J						
GRANTEE: CLEM STEVEN L & LAU						
1619/0518	5/07/2009	QC	U	I	11	100
GRANTOR: DELUCA RALPH A & PAUL						
GRANTEE: DELUCA PAULA J						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1996] W14 FEP=[YR=1996] N4 W20 S4 E1 S9 E2 U3 R3 E8 D3 R3 E2 N9 E1\$ W1 S9 W2 U3 L3 W8 D3 L3 W2 N9 W15 S9 W6 S29 E13 S5 FOP=[YR=1996] S8 E31 FGR=[YR=1996] S20 E22 N36 W22 S16\$ N8 W31\$ E31 N8 E14 N26 W4 N9\$ PTR=E25 FUS=[YR=1996] E8 S15 E7 U1 R1 E5 D1 R1 E5 STR=[YR=2020] E4 N15 W4 S15\$ N15 E4 S9 E14 S17 W14 S8 W31 N34\$ W25\$.		