LOT 90
MARSH LAKES PB 5/159-167

THEAD WILLIAM D & MARY E
96129 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

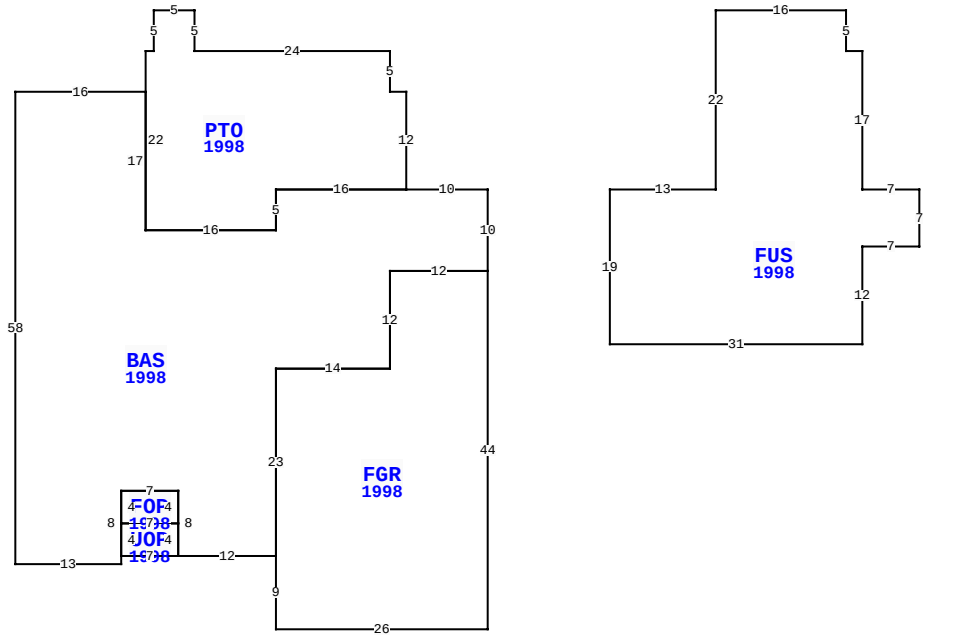
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	263,398
FGR	976	55	537	73,023
FOP	28	30	8	1,088
FUS	1,024	100	1,024	139,246
PTO	639	5	32	4,351
UOP	28	20	6	816
TOTALS	4,632		3,544	481,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,544	102.1500	153.22	543,012	1998	2008	0	0	0	11.25	88.75

1 SFR CUST - 100% - 2022 Heated Area: 2961 HX Base Yr 2022



96129 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		481,923
TOTAL MARKET OB/XF VALUE		24,942
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		731,865
SOH/AGL Deduction		82,720
ASSESSED VALUE		649,145
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		599,145
TOTAL JUST VALUE		731,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707688	REPAIR/RRF	23,900	12/01/2017
B0618139	REPAIR/RRF	33,000	10/31/2006
974416	NEW CONSTR	93,580	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0750	8/31/2021	WD	Q	I	01	750,000
GRANTOR: SUMNER JERRY H & MARY						
GRANTEE: THEAD WILLIAM D & M						
1196/0195	12/17/2003	WD	Q	I		455,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: SUMNER JERRY H & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 PTO=[YR=1998] N12 W2 N5 W24 N5 W5 S5 W1 S22 E16 N5 E16 $ W16 S5 W16 N17 W16 S58 E13 N1 UOP=[YR=1998] E7 N4 FOP=[YR=1998] N4 W7 S4 E7 $ W7 S4 $ N8 E7 S8 E12 FGR=[YR=1998] S9 E26 N44 W12 S12 W14 S23 $ N23 E14 N12 E12 N10 $ PTR= E15 FUS=[YR=1998] E13 N22 E16S5 E2 S17 E7 S7 W7 S12 W31 N19 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	265.00	SF	6.50	6.50	100	1998	1998	3	75	1,292	
3	0812	CONCRETE C	0	100	0	0	3,599.00	SF	4.00	4.00	100	1998	1998	3	75	10,797	
4	0300	BOAT DCK W	0	100	0	0	216.00	SF	40.00	40.00	100	1998	1998	3	26	2,246	
5	0825	BRICK	0	100	0	0	80.00	SF	12.50	12.50	100	1998	1998	3	93	930	
6	0810	CONCRETE A	0	100	16	6	96.00	SF	6.50	6.50	100	1998	1998	3	75	468	
7	0920	CWALL-WD/M	0	100	0	0	91.00	LF	390.00	390.00	100	1998	1998	3	20	7,098	
8	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	100	1998	1998	3	93	491	

LAND DESCRIPTION

TOTAL OB/XF 24,942

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	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 01/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS