LOT 93
IN OR 674 PG 1524
MARSH LAKES PB 5/159-167

MULLIGAN JACK L
96117 MARSH LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

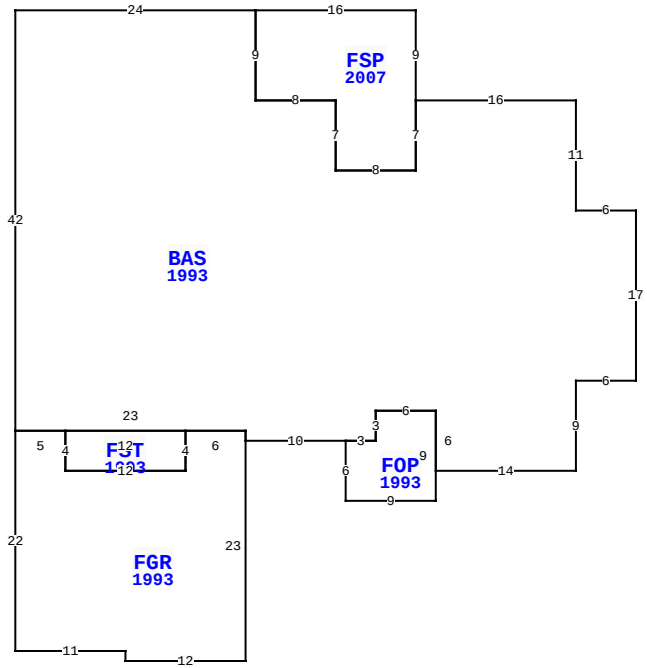
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,167	100	2,167	307,437
FGR	470	55	258	36,603
FOP	72	30	22	3,121
FSP	200	40	80	11,350
FST	48	55	26	3,689
TOTALS	2,957		2,553	362,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,553	108.0960	162.14	413,943	1993	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 1994 Heated Area: 2167 HX Base Yr 1994



96117 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		362,200
TOTAL MARKET OB/XF VALUE		8,522
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		595,722
SOH/AGL Deduction		363,256
ASSESSED VALUE		232,466
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		177,466
TOTAL JUST VALUE		595,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003446	REPAIR/RRF	22,500	05/01/2020
4420	H/AC	4,600	11/16/1992
8363	NEW CONSTR	103,321	09/04/1992
8368	NEW CONSTR	89,521	09/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/1524	2/03/1993	WD	Q	I		175,000
GRANTOR: ALMAND-DAVIS BUILDER						
GRANTEE: MULLIGAN JACK & RUT						
0665/1378	8/28/1992	WD	U	V	06	35,000
GRANTOR: BURETTE JACKY & G						
GRANTEE: ALMAND-DAVIS BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N11 W16 FSP=[YR=2007] N9 W16 S9 E8S7 E8 N7 $ S7 W8 N7 W8 N9 W24 S42 FGR=[YR=1993] S22 E11 S1 E12 N23 W6 FST=[YR=1993] W12 S4 E12 N4 $ S4 W12 N4 W5 $ E23 S1 E10 FOP=[YR=1993] S6 E9 N9 W6 S3 W3 $ E3 N3 E6 S6 E14 N9 E6 N17 $.

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	0812	CONCRETE C	0	100	0	0	2,247.00	SF	4.00	4.00	100	1993	1993	3	66	5,932	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 8,522

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 11/27/2019 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS