

FIELDS CHARLES M & PATTY LYONS
96101 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0095-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT GRV NORM % COND										VALUATION BY STANDARD									
Exterior Wall 11 BD/BTN AVG 100										0500 01 3,290 95.6800 143.52 472,181 1988 1995 0 0 14.00 86.00										Tax Group: 7 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2015 Heated Area: 2968 HX Base Yr 2015										BUILDING MARKET VALUE 406,076									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 72,085									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 225,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 703,161									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 252,825									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 450,336									
Heating Type N/A 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 400,336									
Bathrooms 2.5 100																				TOTAL JUST VALUE 703,161									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 567,897									
BUD8 Adjustme 04 DIST 01 100																													
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 1,924 100 1,924 237,474																													
BAS 288 100 288 35,547																													
DCK 109 10 11 1,358																													
FGR 525 55 289 35,670																													
FOP 68 30 20 2,468																													
FUS 756 100 756 93,311																													
STP 20 10 2 247																													
TOTALS 3,690 3,290 406,076																													
EXTRA FEATURES										96101 MARSH LAKES DR, FERNANDINA BEACH																			
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 2,042.00 SF 4.00 4.00 100 1988 1988 3 54.5 4,452																													
2 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1988 1988 3 64 1,280																													
3 0911 SCRN RM A 0 100 0 0 1,512.00 SF 17.50 17.50 100 2011 2011 3 50 13,230																													
4 0861 POOL GUNIT 0 100 0 0 408.00 SF 85.00 85.00 100 2011 2011 3 64 22,195																													
5 0855 CONC PAVER 0 100 0 0 1,104.00 SF 10.00 10.00 100 2011 2011 3 92 10,157																													
6 1242 WD DECK A 0 100 0 0 535.00 SF 10.00 10.00 100 2011 2011 3 50 2,675																													
7 0920 CWALL-WD/M 0 100 0 0 60.00 LF 390.00 390.00 100 2012 2012 3 55 12,870																													
8 0300 BOAT DCK W 0 100 0 0 184.00 SF 40.00 40.00 100 2013 2013 3 71 5,226																													
LAND DESCRIPTION										TOTAL OB/XF 72,085																			
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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																													