LOT 96
IN OR 1317/997
MARSH LAKES PB 5/159-167

ALLEN RALPH W & WILMA L
96097 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0096-0000

BUILDING CHARACTERISTICS

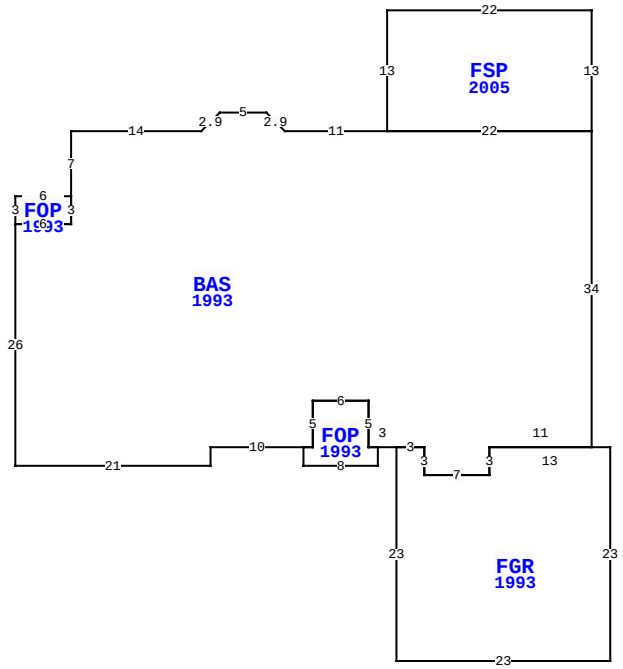
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,095	100	2,095	341,506
FGR	508	55	279	45,480
FOP	18	30	5	815
FOP	46	30	14	2,282
FSP	286	40	114	18,583
TOTALS	2,953		2,507	408,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,507	116.6400	174.96	438,625	1991	2010	0	0	0	6.83	93.17

1 SFR CUST – 100% - 2006 Heated Area: 2095 HX Base Yr 2006



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

96097 MARSH LAKES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		408,667
TOTAL MARKET OB/XF VALUE		25,564
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		659,231
SOH/AGL Deduction		386,781
ASSESSED VALUE		272,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,450
TOTAL JUST VALUE		659,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905543	REMODEL	205,000	07/01/2019
B21405	REMODEL	7,029	05/01/2008
B17717	ADDITION	15,100	10/31/2006
R09272	REPAIR/RRF	1,100	05/01/2006
7396	NEW CONSTR	5,200	05/10/1991
7181	NEW CONSTR	75,646	04/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0997	5/13/2005	WD	Q	I		357,000
GRANTOR: GRACE WILLIAM R SR						
GRANTEE: ALLEN RALPH W & WIL						
0624/1215	4/26/1991	WD	Q	V		31,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: GRACE WM SR & HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W22 S13 BAS=[YR=1993] W11 U2 L2 W5 D2 L2 W14 S7 FOP=[YR=1993] W6 S 3 E6 N3$ S3 W6 S26 E21 N2 E10 FOP=[YR=1993] S2 E8 N2 W1 N5 W6 S5 W1$ E1 N5 E6 S5 E3 FGR1993= S23 E23 N23 W13 S3W7 N3 W3$ E3 S3 E7 N3 E11 N34 W22$ E22 N13$.

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	0855	CONC PAVER	0	100	0	0	1,603.00	SF	10.00	10.00	100	2015	2015	3	95	15,229	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
3	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2015	2015	3	95	7,885	

LAND DESCRIPTION

TOTAL OB/XF 25,564

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 12/17/2020 BY KW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS