

LOT 97
IN OR 2158/1234
MARSH LAKES PB 5/159-167

LEWIS EDWARD & PATRICIA
96093 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0097-0000



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 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	2,572	100
FGR	540	55
FOP	70	30
FOP	128	30
PTO	196	5
UOP	14	20
TOTALS	3,520	2,941

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,941	104.5280	156.79	461,119	2000	2003	0	0	0 10.00	90.00
1 SFR CUST - 100% - 2019				Heated Area: 2572				HX Base Yr 2019			
The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 2572 square feet. The plan includes several rooms, each labeled with its market value in blue text: a large central living area (BAS 2000), a front porch (FOP 2000), a patio (PTO 2000), a front garage (FGR 2000), and a utility room (UOP 2600). The diagram shows the spatial arrangement of these rooms, including walls, doors, and windows, with dimensions provided for various sections. The layout is a complex polygon with internal walls dividing the space into the specified rooms.											
BLD DATE								LGL DATE			
XF DATE								LAND DATE		03/19/2024 MLU	
INC DATE		96093 MARSH LAKES DR, FERNANDINA BEACH						AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		7
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 7				Tax Dist:		
BUILDING MARKET VALUE				415,007		
TOTAL MARKET OB/XF VALUE				24,935		
TOTAL LAND VALUE - MARKET				225,000		
TOTAL MARKET VALUE				664,942		
SOH/AGL Deduction				263,072		
ASSESSED VALUE				401,870		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				351,870		
TOTAL JUST VALUE				664,942		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				522,904		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
2	0861	POOL GUNIT	0 100	22	10	220.00	SF	85.00	85.00	100	2000
3	0845	KOOL DECK	0 100	0	0	620.00	SF	7.25	7.25	100	2000
4	0300	BOAT DCK W	0 100	0	0	144.00	SF	40.00	40.00	100	2000
5	0649	LIGHTS-GD	0 100	0	0	1.00	SF	225.00	225.00	100	2000
6	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2000
7	0476	VF 6 SBPL	0 100	0	0	34.00	LF	32.00	32.00	100	2000
8	0811	CONCRETE B	0 100	0	0	1,884.00	SF	5.20	5.20	100	2000
9	0911	SCRN RM A	0 100	36	27	972.00	SF	19.25	19.25	100	2000

LAND DESCRIPTION										TOTAL OB/XF										24,935									
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												