

LOT 98
IN OR 534 PG 416
MARSH LAKES PB 5/159-167

GROAT TIMOTHY W & LINDA K
96091 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0098-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,281	100	2,281	317,721
FEP	66	80	53	7,383
FGR	484	55	266	37,051
FOP	24	30	7	975
FSP	195	40	78	10,864

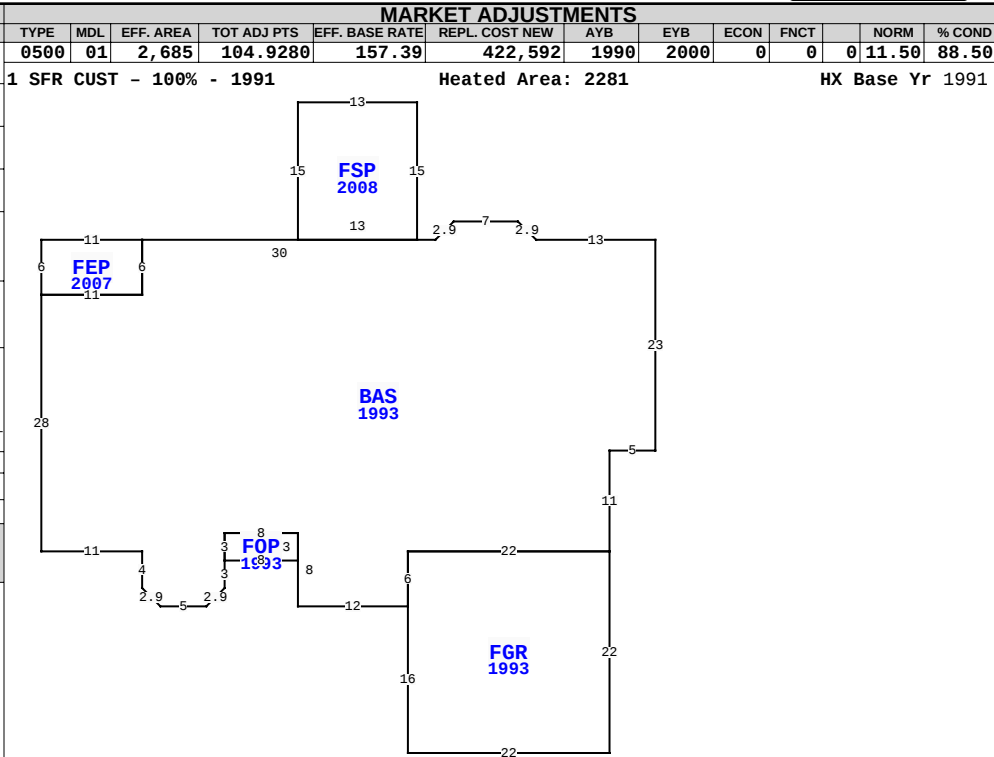
TOTALS	3,050	2,685	373,994
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	4,760	
2	0855	CONC PAVER	0 100	0	0	1,168.00	SF	10.00	10.00	100	2015	2015	3	95	11,096	
3	0300	BOAT DCK W	0 100	0	0	210.00	SF	40.00	40.00	100	1997	1997	3	25	2,100	
4	0858	SCULP CONC	0 100	3	20	60.00	SF	13.00	13.00	100	2008	2008	3	97	757	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96091 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	4,760	
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4	0858	SCULP CONC	0 100	3	20	60.00	SF	13.00	13.00	100	2008	2008	3	97	757	

TOTAL OB/XF 18,713

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 7

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		373,994
TOTAL MARKET OB/XF VALUE		18,713
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		617,707
SOH/AGL Deduction		382,000
ASSESSED VALUE		235,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,707
TOTAL JUST VALUE		617,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21831	SCREEN ROOM	16,000	08/01/2008
962033	H/AC	0	11/01/1996
03213	H/AC	4,500	11/22/1989
6330	NEW CONSTR	3,000	11/22/1989
6024	NEW CONSTR	75,625	10/04/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0534/0416	12/31/1987	WD	Q	V	
GRANTOR: AMELIA ISLAND CO					SALE PRICE
GRANTEE: GROAT TIMOTHY W					38,900

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W13 L2 U2 W7 D2 L2 W2 FSP=[YR=2008] N15 W13 S15 E13\$ W30 FEP=[YR=2007] W11 S6 E11 N6 \$ S6 W11 S28 E11 S4 D2 R2 E5 R2 U2 N3 FOP=[YR=1993] E8 N3 W8 S3 \$ N3 E8 S8 E12 FGR=[YR=1993] S16 E22 N22 W22 S6 \$ N6 E22 N11 E5 N23 \$.