LOT 104
MARSH LAKES PB 5/159-167

YOUNGBLOOD LAURA & TIMOTHY
96063 MARSH LAKES DR
FERNANDINA BEACH, FL 32035

2024

37-2N-28-1320-0104-0000

BUILDING CHARACTERISTICS

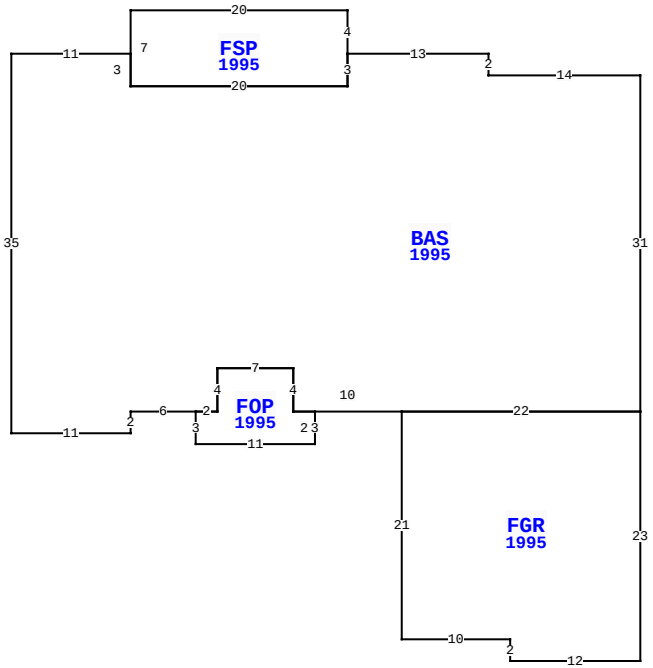
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	257,460
FGR	486	55	267	37,770
FOP	61	30	18	2,546
FSP	140	40	56	7,921
TOTALS	2,507		2,161	305,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,161	109.6620	164.49	355,463	1995	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2022 Heated Area: 1820 HX Base Yr 2022



96063 MARSH LAKES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		305,698
TOTAL MARKET OB/XF VALUE		9,436
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		540,134
SOH/AGL Deduction		98,486
ASSESSED VALUE		441,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		391,648
TOTAL JUST VALUE		540,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01695	NEW CONSTR	125,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0041	6/30/2021	WD	U	I	37	280,000
GRANTOR: MIXON CARROLL M						
GRANTEE: YOUNGBLOOD LAURA &						
1941/0455	10/06/2014	QC	U	I	11	100
GRANTOR: MIXON CARROLL M						
GRANTEE: WILCOX ROBIN RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 N2 W13 FSP=[YR=1995] N4 W20 S7 E20 N3$ S3 W20 N3 W11 S35 E11 N2 E6 FOP=[YR=1995] S3 E11 N3 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E10 FGR=[YR=1995] S21 E10 S2 E12 N23 W22$ E22 N31$.

EXTRA FEATURES

LN	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	2,226.00	SF	4.00	4.00	100	1995	1995	3	70	6,233	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
3	1241	WD DECK G	0	100	12	16	192.00	UT	11.50	11.50	100	1995	1995	3	23	508	

LAND DESCRIPTION

TOTAL OB/XF 9,436

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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