LOT 106
IN OR 1608/1396
MARSH LAKES PB 5/159-167

RENO MICHAEL J L & NANCY
96053 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

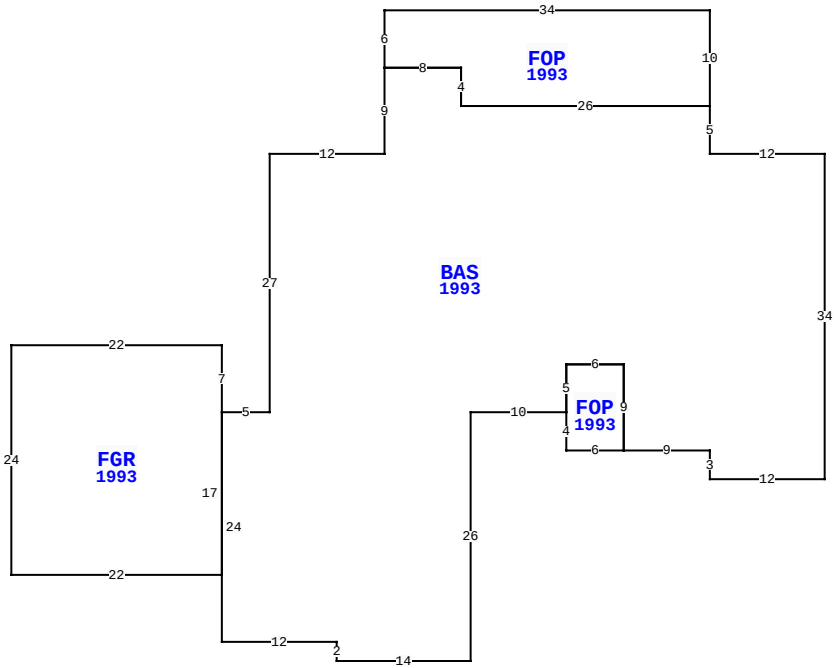
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,510	100	2,510	328,805
FGR	528	55	290	37,990
FOP	54	30	16	2,096
FOP	308	30	92	12,051
TOTALS	3,400		2,908	380,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,908	103.9640	155.95	453,503	1988	1988	0	0	0	16.00	84.00

1 SFR CUST – 100% - 2010 Heated Area: 2510 HX Base Yr 2010



96053 MARSH LAKES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		380,943
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		616,443
SOH/AGL Deduction		357,963
ASSESSED VALUE		258,480
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		203,480
TOTAL JUST VALUE		616,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7371	GARAGE	10,000	07/03/1991
5288	NEW CONSTR	1,800	08/12/1988
2669	H/AC	3,630	08/05/1988
3128	NEW CONSTR	0	07/15/1988
5002	NEW CONSTR	70,601	06/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1608/1396	3/03/2009	WD	Q	I	01	380,000
GRANTOR: CARVER JANET A						
GRANTEE: RENO MICHAEL J L &						
0684/0211	7/06/1993	QC	U	I	10	100
GRANTOR: HARKIN BRENDA L						
GRANTEE: CARVER ANTHONY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N5 FOP=[YR=1993] N10 W34 S6 E8 S4 E26$ W26 N4 W8 S9 W12 S27 W5 FGR=[YR=1993] N7 W22 S24 E22 N17$ S24E12 S2 E14 N26 E10 FOP=[YR=1993] S4 E6 N9 W6 S5$ N5 E6 S9 E9 S3 E12 N34$.

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	0850	PEBBLE WLK	0	100	0	0	808.00	SF	3.50	3.50	100	1988	1988	3	54.5	1,541	
2	0850	PEBBLE WLK	0	100	10	12	120.00	SF	3.50	3.50	100	1988	1988	3	54.5	229	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
4	0812	CONCRETE C	0	100	0	0	2,601.00	SF	4.00	4.00	100	1991	1991	3	62	6,450	
5	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	1997	1997	3	25	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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 12/10/2019 BY KWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS