LOT 117
IN OR 1612/1700
MARSH LAKES PB 5/159-167

MROZEK KARL R & MARILYN S
99062 GREEN HERON WAY
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0117-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

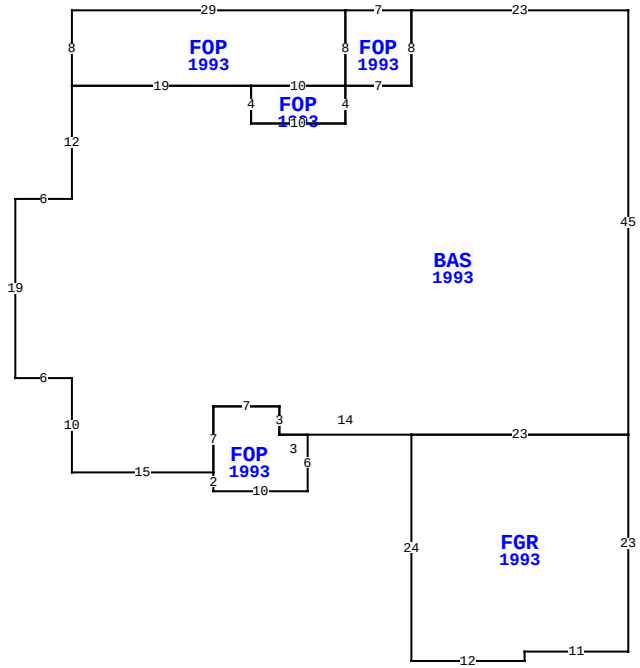
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	340,430
FGR	541	55	298	40,906
FOP	40	30	12	1,647
FOP	56	30	17	2,334
FOP	81	30	24	3,295
FOP	232	30	70	9,609
TOTALS	3,430		2,901	398,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,901	108.3000	162.45	471,267	1992	1992	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2011 Heated Area: 2480 HX Base Yr 2011



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

99062 GREEN HERON WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		398,221
TOTAL MARKET OB/XF VALUE		15,147
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		638,368
SOH/AGL Deduction		298,186
ASSESSED VALUE		340,182
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,182
TOTAL JUST VALUE		638,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313306	ROOF	15,000	01/01/2013
4397	H/AC	4,500	10/22/1992
8405	TEMP POLE	0	09/03/1992
8326	NEW CONSTR	93,530	08/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1612/1700	3/27/2009	WD	Q	I	01	350,000
GRANTOR: GOODSON ED & SUSAN M						
GRANTEE: MROZEK KARI R & MAR						
0838/0793	6/19/1998	WD	U	I	21	224,000
GRANTOR: DUGA DONALD A & LEISA						
GRANTEE: GOODSON ED & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] W7 FOP=[YR=1993] W29 S8 E19 FOP=[YR=1993] S4 E10 N4 W10$ E10 N8$ S8 E7 N8$ S8 W7 S4 W10 N4 W19 S12 W6 S19 E6 S10 E15 FOP=[YR=1993] S2 E10 N6 W3 N3 W7 S7$ N7 E7 S3 E14 FGR=[YR=1993] S24 E12 N1 E11 N23 W23 $ E23 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0855	CONC PAVER	0	100	0	0	1,598.00	SF	10.00	10.00	100	1992	1992	3	64	10,227	
3	0300	BOAT DCK W	0	100	0	0	200.00	SF	40.00	40.00	100	2002	2002	3	30	2,400	

LAND DESCRIPTION

TOTAL OB/XF 15,147

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS