



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	1997	441	61,259
BAS	2,737	100	1997	2,737	380,198
FCP	336	25	1997	84	11,669
FGR	549	55	1997	302	41,951
FOP	12	30	1997	4	555
FOP	72	30	1997	22	3,056
FOP	124	30	1997	37	5,140
FOP	167	30	1997	50	6,946
FUS	378	100	1997	378	52,508
STP	6	10	2016	1	139
TOTALS	4,834			4,057	563,560

** This building has 11 Sub-Areas

96036 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

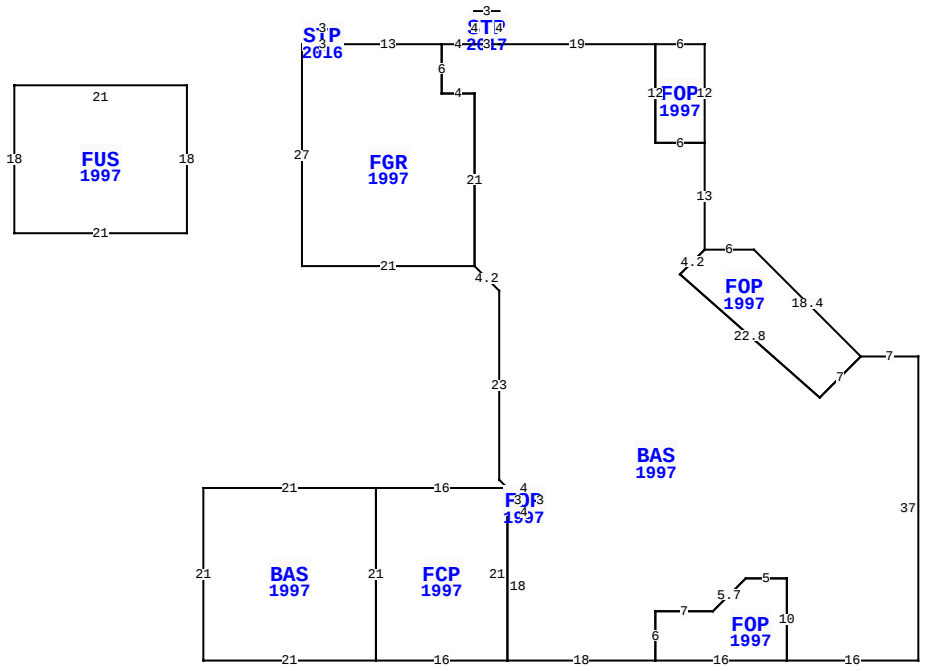
03/19/2024 MLU

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	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0911	SCRN RM A	0	100	0	0	826.00	SF	17.50	17.50	100	1997	1997	3	20	2,891	
3	0861	POOL GUNIT	0	100	0	0	614.00	SF	85.00	85.00	100	1997	1997	3	20	10,438	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
5	0845	KOOL DECK	0	100	0	0	212.00	SF	7.25	7.25	100	1997	1997	3	72	1,107	
6	0858	SCULP CONC	0	100	0	0	921.00	SF	13.00	13.00	100	1997	1997	3	91	10,895	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	20	1,000	
8	0812	CONCRETE C	0	100	0	0	1,553.00	SF	4.00	4.00	100	1997	1997	3	72	4,473	

LAND DESCRIPTION			TOTAL OB/XF 33,769														
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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.50	250,000.00	125,000.00	250,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 4,057 101.6400 160.59 651,514 1997 1997 0 0 0 13.50 86.50
1 SFR CUST - 100% - 2020 Heated Area: 3556 HX Base Yr 2020



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		563,560
TOTAL MARKET OB/XF VALUE		33,769
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		847,329
SOH/AGL Deduction		283,020
ASSESSED VALUE		564,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		513,587
TOTAL JUST VALUE		847,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705766	REPAIR/RRF	20,947	09/01/2017
P1705468	NEW BATH	0	08/01/2017
9704009	ADDITION	0	06/01/1997
9803625	SWIM POOL	10,000	01/01/1997
96-3230	NEW CONSTR	124,099	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1150	3/13/2019	WD	Q	I	01	545,000
GRANTOR: CHAMPERY REAL ESTATE						
GRANTEE: HUTH SANDRA M & THO						
2155/0696	10/24/2017	QC	U	I	11	100
GRANTOR: BRECKENRIDGE PROPERTY						
GRANTEE: CHAMPERY REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1997] W16 FOP=[YR=1997] W16 N6 E7 U4 R4 E5 S10\$
N10 W5 L4 D4 W7 S6 W18 FCP=[YR=1997] W16 BAS=[YR=1997]
W21 N21 E21 S21\$ N21 E16 S21\$ N18 FOP=[YR=1997] E4 N3 W4 S3\$
N3 U1 L1 N23 L3 U3 FGR=[YR=1997] W21 N27 E1
STP=[YR=2016] E3 N2 W3 S2\$ N2 E3 S2 E13 S6 E4 S21\$ N21 W4 N6
E4 STP=[YR=2017] E3 N4 W3 S4\$ N4 E3 S4 E19 FOP=[YR=1997] E6
S12 W6 N12\$ S12 E6 S13 FOP=[YR=1997] E6 R13 D13 D5 L5
L17 U15 U3 R3 \$ L3 D3 D15 R17 U5 R5 E7 S37\$ PTR= N70
W110 FUS=[YR=1997] E21 S18 W21 N18\$ E110 S70\$. \$