LOT 6
MARSH LAKES PB 5/159-167

LOCKETT DAVID M & SARAH G
96064 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

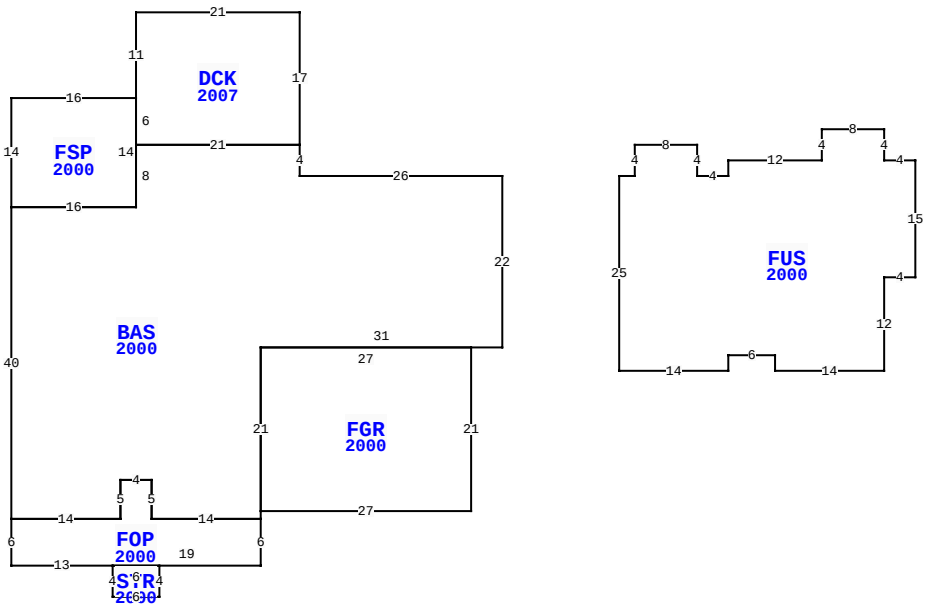
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,090	100	2000	2,090	293,485
DCK	357	10	2007	36	5,055
FGR	567	55	2000	312	43,812
FOP	212	30	2000	64	8,987
FSP	224	40	2000	90	12,638
FUS	1,002	100	2000	1,002	140,704
STR	24	10	2000	2	281
TOTALS	4,476			3,596	504,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,596	100.7100	159.12	572,196	2000	2000	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2022 Heated Area: 3092 HX Base Yr 2022



96064 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		504,963
TOTAL MARKET OB/XF VALUE		7,264
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		762,227
SOH/AGL Deduction		187,627
ASSESSED VALUE		574,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		523,878
TOTAL JUST VALUE		762,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101374	REPAIR/RRF	0	02/01/2021
B18578	ADDITION	13,000	10/31/2006
996239	NEW CONSTR	138,214	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0338	9/16/2021	WD	Q	I	01	647,000
GRANTOR: MATTHEWS GREGORY A &						
GRANTEE: LOCKETT DAVID M & S						
1850/1398	4/08/2013	WD	Q	I	02	404,000
GRANTOR: HARGROVE ERIC A & JUL						
GRANTEE: MATTHEWS GREGORY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 N4 DCK=[YR=2007] N17 W21 S11 FSP=[YR=2000] W16 S14 E16 N14$ S6 E21$ W21 S8 W16 S40 FOP=[YR=2000] S6 E13 STR=[YR=2000] S4 E6 N4 W6 $ E19 N6 W14 N5 W4 S5 W14 $ E14 N5 E4 S5 E14 N1 FGR=[YR=2000] E27 N21 W27 S21 $ N21 E31 N22 $ PTR= E15 FUS=[YR=2000] E2 N4 E8 S4 E4 N2 E12 N4 E8 S4 E4 S15 W4 S12 W14 N2 W6 S2 W14 N25 $ W15 $.

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	1,895.00	SF	4.00	4.00	100	2002	2002	3	80	6,064	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,264

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS