LOT 8
MARSH LAKES PB 5/159-167

DUSTMAN NICK R & MARIA T
96070 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0008-0000

BUILDING CHARACTERISTICS

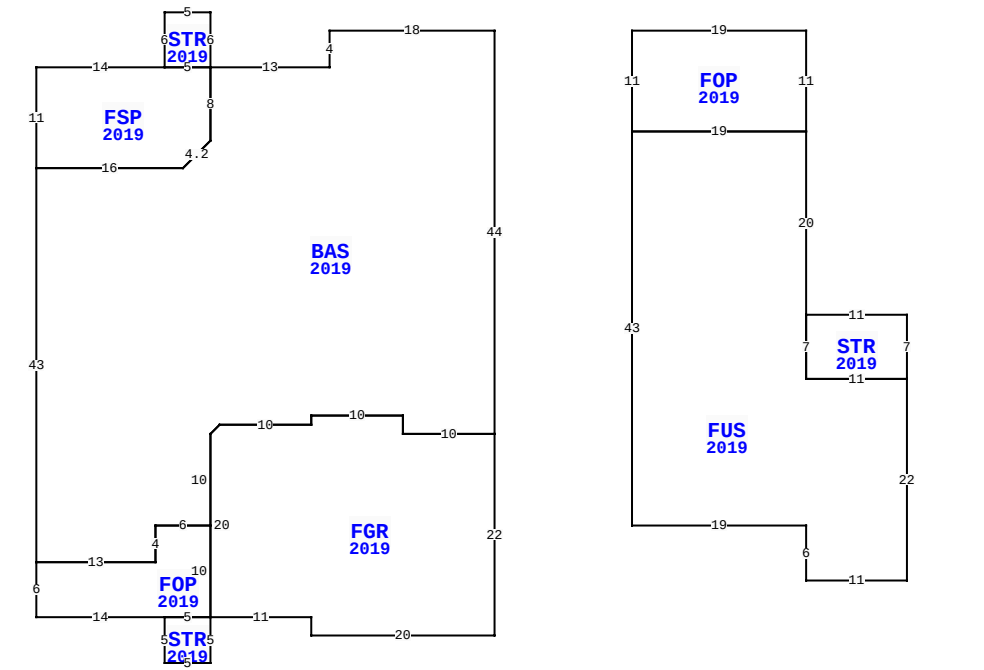
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,079	100	2019	2,079	432,486
FGR	691	55	2019	380	79,050
FOP	138	30	2019	41	8,529
FOP	209	30	2019	63	13,106
FSP	205	40	2019	82	17,058
FUS	1,059	100	2019	1,059	220,299
STR	25	10	2019	2	416
STR	30	10	2019	3	624
STR	77	10	2019	8	1,664
TOTALS	4,513			3,717	773,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,717	134.4168	212.38	789,416	2019	2019	0	0	0	2.05	97.95

1 SFR CUST – 100% - 2021 Heated Area: 3138 HX Base Yr 2021



96070 MARSH LAKES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		773,233
TOTAL MARKET OB/XF VALUE		12,911
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,036,144
SOH/AGL Deduction		524,401
ASSESSED VALUE		511,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		461,021
TOTAL JUST VALUE		1,036,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801443	CO ISSUED	0	08/02/2019
B1801443	NEW CONSTR	410,379	02/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/0451	9/30/2019	SW	Q	I	01	599,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DUSTMAN NICK R & MA						
2147/0788	9/22/2017	WD	Q	V	01	157,000
GRANTOR: MCGROGAN CONSULTING I						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S4 W13 STR=[YR=2019] N6 W5 S6
FSP=[YR=2019] W14 S11 E16 R3 U3 N8W5$E5$ S8 D3 L3 W16
S43 FOP=[YR=2019] S6 E14 STR=[YR=2019] S5 E5 N5
FGR=[YR=2019] E11 S2 E20 N22 W10 N2 W10 S1 W10 L1 D1 S20$
W5$ E5 N10 W6 S4 W13$ E13 N4 E6 N10 U1 R1 E10 N1 E10 S2 E10
N44$ PTR= E15 FOP=[YR=2019] E19 S11 FUS=[YR=2019] S20
STR=[YR=2019] E11 S7 W11 N7$ S7 E11 S22 W11 N6 W19 N43 E19$
W19 N11$ 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	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	100	2019	2019	3	97	1,707	
2	0855	CONC PAVER	0	100	0	0	1,155.00	SF	10.00	10.00	100	2019	2019	3	97	11,204	

LAND DESCRIPTION

TOTAL OB/XF 12,911

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 08/02/2019 BY KW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS