

LOT 10
IN OR 970/296
MARSH LAKES PB 5/159-167

MONTGOMERY EDWIN F & JENNIFER
96076 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

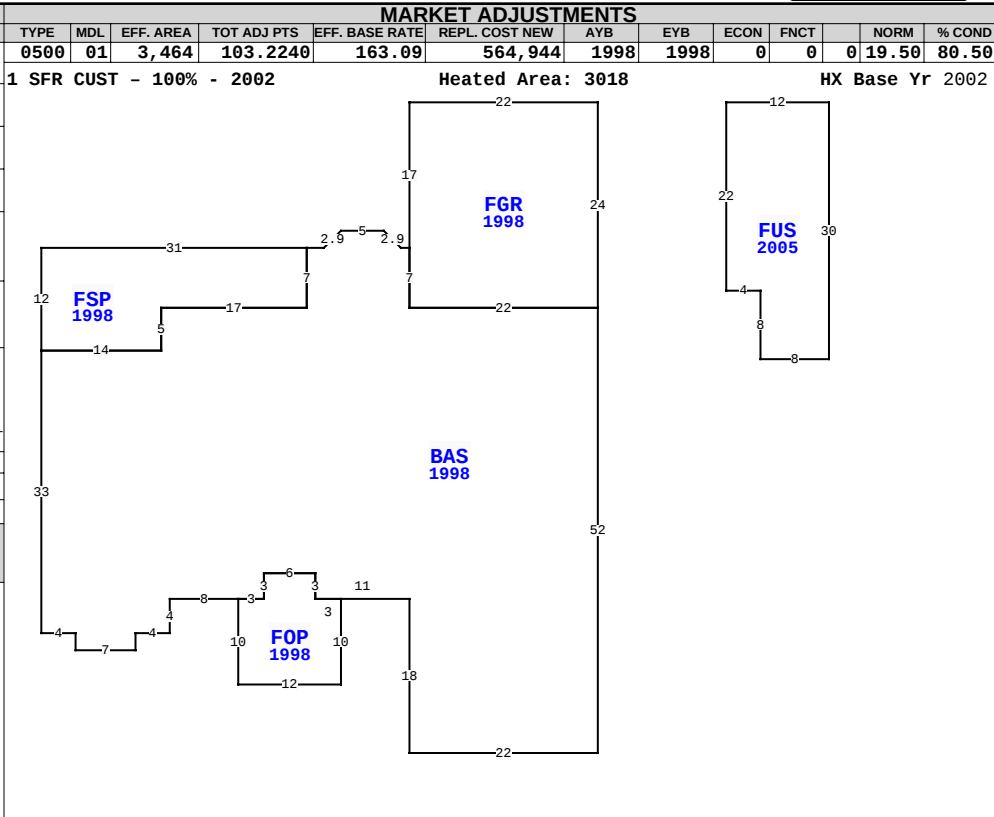
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	1998	2,690	353,163
FGR	528	55	1998	290	38,073
FOP	138	30	1998	41	5,383
FSP	287	40	1998	115	15,098
FUS	328	100	2005	328	43,063

TOTALS	3,971			3,464	454,780
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	4	5	20.00	SF	10.00
3	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50
4	0812	CONCRETE C	0	100	0	0	2,034.00	SF	4.00
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
6	0300	BOAT DCK W	0	100	0	0	1,520.00	SF	40.00
7	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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96076 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1998	1998	3	20	40	
3	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50	6.50	100	1998	1998	3	73	1,063	
4	0812	CONCRETE C	0	100	0	0	2,034.00	SF	4.00	4.00	100	1998	1998	3	73	5,939	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	21	315	
6	0300	BOAT DCK W	0	100	0	0	1,520.00	SF	40.00	40.00	100	2004	2004	3	32	19,456	
7	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2004	2004	3	21	328	

TOTAL OB/XF										29,941							
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	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		454,780	
TOTAL MARKET OB/XF VALUE		29,941	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		734,721	
SOH/AGL Deduction		303,397	
ASSESSED VALUE		431,324	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		380,602	
TOTAL JUST VALUE		734,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		718,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702086	OTHER	1,564	04/01/2017
P16054	OTHER	0	08/01/2012
982987	NEW CONSTR	242,000	08/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0970/0296	2/08/2001	WD	U	I	21	302,000			
GRANTOR: PATE ADAM BLUE & ELIZ									
GRANTEE: MONTGOMERY EDWIN &									
0798/1535	7/08/1997	WD	Q	V		33,500			
GRANTOR: AMELIA ISLAND CO									
GRANTEE: PATE ADAM BLUE & EL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1998] W22 S17 BAS=[YR=1998] W1 U2 L2 W5 L2 D2 W2 FSP=[YR=1998] W31 S12 E14 N5 E17 N7 \$ S7 W17 S5 W14 S33 E4 S2 E7 N2 E4 N4 E8 FOP=[YR=1998] S10 E12 N10 W3 N3 W6 S3 W3 \$ E3 N3 E6 S3 E11 S18 E22 N52 W22 N7 \$ S7 E22 N24 \$ PTR= E15FUS=[YR=2005] E12 S30 W8 N8 W4 N22 \$ W15 \$.									