



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	12	HARDWOOD 30
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	1,877	100	1999	1,877	261,142
FGR	572	55	1999	315	43,825
FOP	78	30	1999	23	3,200
FOP	105	30	1999	32	4,452
FOP	480	30	1999	144	20,034
FSP	128	40	1999	51	7,095
FUS	1,320	100	1999	1,320	183,648
UOP	24	20	1999	5	696
UOP	162	20	1999	32	4,452
UST	160	45	1999	72	10,018
TOTALS	4,906			3,871	538,563

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	2,149.00	SF	6.50
2	1242	WD DECK A	0	100	10	5	50.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,871	100.3500	158.55	613,747	1999	1999	0	0	0 12.25	87.75
1 SFR CUST - 100% - 2021											
Heated Area: 3197											
HX Base Yr 2021											
96080 MARSH LAKES DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		538,563	
TOTAL MARKET OB/XF VALUE		13,411	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		801,974	
SOH/AGL Deduction		418,970	
ASSESSED VALUE		383,004	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		332,282	
TOTAL JUST VALUE		801,974	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		783,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2007265	H/AC	0	08/01/2020
9905817	NEW CONSTR	273,000	02/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2380/0663	7/30/2020	WD	Q	I	01
GRANTOR: HANEY BROOKS R & ASHL					
GRANTEE: GARIBOLDI LISA A RE					
0807/0516	9/23/1997	WD	Q	V	
GRANTOR: AMELIA ISLAND CO					
GRANTEE: HANEY BROOKS R & AS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W23 UOP=[YR=1999] N6 W8 N6 W6 S6 W7 S6 FOP=[YR=1999] S5 E21 N5 W21\$ E21\$ S5 W21 N5 W14 UOP=[YR=1999] N6 W4 S6 FSP=[YR=1999] W4 S16 E8 N16 W4\$ S30 FOP=[YR=1999] S20 FGR=[YR=1999] W17 S26 E22 FOP=[YR=1999] E3 N26 W3 S26\$ N26 W5\$ E5 N8 E15 S6 E11 N6 E19 N6 W19 N4 W11 S4 W15 N6 W5\$ E5 S6 E15 N4 E11 S4 E19 N4 E8 N32\$ PTR=N15 FUS=[YR=1999] N30 E44 S30 W44\$ S15\$ PTR=E15 UST=[YR=1999] E10 S16 W10 N16\$ W15\$.									

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

TOTAL OB/XF									
13,411									

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							