



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 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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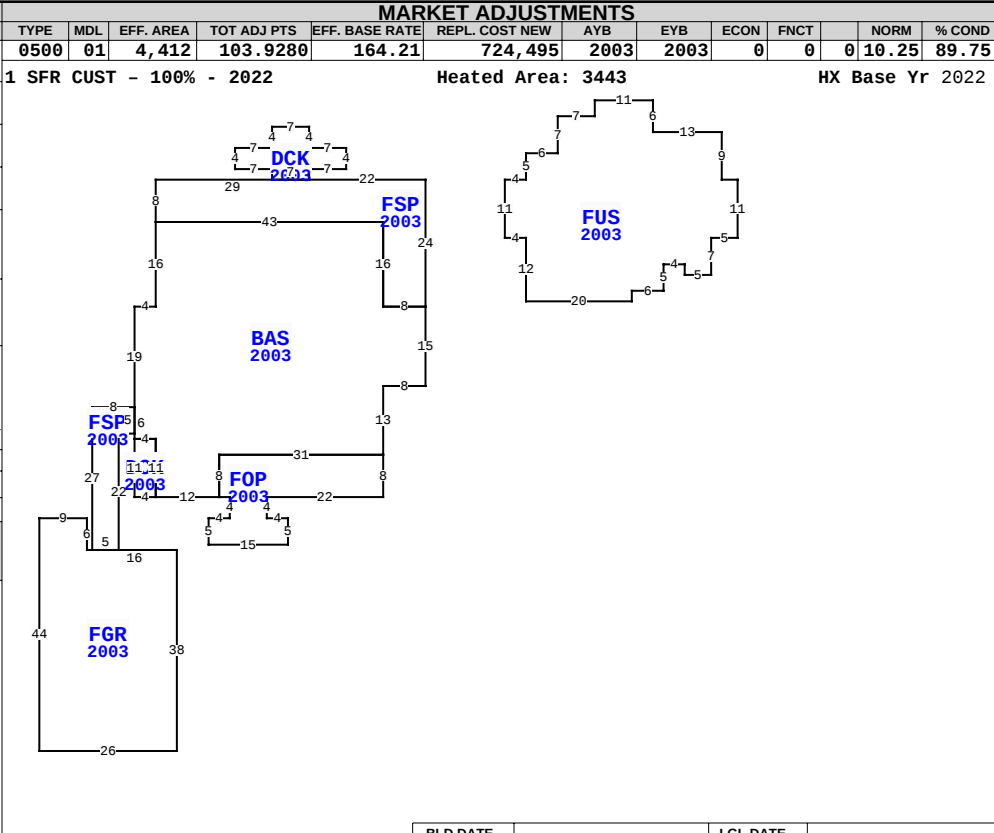
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2003	2,208	325,412
DKC	44	10	2003	4	590
DKC	126	10	2003	13	1,916
FGR	1,042	55	2003	573	84,448
FOP	351	30	2003	105	15,475
FSP	150	40	2003	60	8,843
FSP	536	40	2003	214	31,539
FUS	1,235	100	2003	1,235	182,012

TOTALS	5,692			4,412	650,234
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	BLD CAP	0	100	L	0	W	0	UNITS	2,883.00	UT	4.00	Adj R		ADJ UNIT PRICE	4.00	ORIG COND	100	YEAR ON	2003	YEAR ACTUAL	2003	Q	3	% COND	82	OB/XF MKT VALUE	9,456	NOTES	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C
		RES MARSH
		CAP 100
		R D
		LOC ZONE PUD
		FRONT 0.00
		DEPTH 0.00
		TOT LND UTS 1.00
		UNIT TYPE LT
		D T 1.00
		DPH FACT 1.00
		% COND 1.00
		TOT ADJ 1.00
		UNIT PRICE 250,000.00
		ADJ UNIT PRICE 250,000.00
		LAND VALUE 250,000



96104 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			650,234	
TOTAL MARKET OB/XF VALUE			9,456	
TOTAL LAND VALUE - MARKET			250,000	
TOTAL MARKET VALUE			909,690	
SOH/AGL Deduction			153,600	
ASSESSED VALUE			756,090	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			705,368	
TOTAL JUST VALUE			909,690	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			888,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901637	REPAIR/RRF	35,000	02/20/2019
M1622855	H/AC	0	05/31/2016
B0209954	C0 ISSUED	0	03/31/2003
B0209954	NEW CONSTR	350,000	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/114	10/28/2024	WD	U	I	11	100
GRANTOR: SZELINA RONALD JOSEPH						
GRANTEE: SZELINA RONALD JOSE						
2447/1715	3/30/2021	WD	Q	I	01	850,000
GRANTOR: SIMONS FRANCES E & VI						
GRANTEE: SZELINA RONALD & EL						

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2003] W22 DCK=[YR=2003] N2 E7 N4 W7 N4 W7 S4 W7 S4 E7 S2 E7 \$ W29 S8 BAS=[YR=2003] S16 W4 S19 FSP=[YR=2003] W8 S27 FGR=[YR=2003] W1 N6 W9 S44 E26 N38 W16 \$ E5 N22 E3 N5 \$ S6 DCK=[YR=2003] S11 E4 N11 W4 \$ E4 S11 E12 FOP=[YR=2003] E2 S4 W4 S5 E15 N5 W4 N4 E22 N8 W31 S8 \$ N8 E31 N13 E8 N15 W8 N16 W43 \$ E43 S16 E8 N24 \$ PTR= E15 FUS=[YR=2003] E4 N5 E6 N7 E7 N3 E11 S6 E13 S9 E3 S11 W5 S7 W5 N2 W4 S5 W6 S2 W20 N12 W4 N11 \$ W15 \$.		