

LOT 18
IN OR 1827/1881
MARSH LAKES PB 5/159-167

BUX CHRISTOPHER R & PATRICIA M
96108 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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.	1. 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	3,069	100	2015	3,069	486,792
FGR	754	55	2015	415	65,825
FOP	118	30	2015	35	5,551
FSP	419	40	2015	168	26,647
PTO	187	5	2015	9	1,428
STR	8	10	2015	1	159

TOTALS	4,555			3,697	586,403
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,796.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	132.00	SF	10.00
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00
4	0300	BOAT DCK W	0	100	0	0	895.00	SF	40.00
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,697	105.1200	166.09	614,035	2015	2015	0	0	0	4.50	95.50
1 SFR CUST - 100% - 2016												
Heated Area: 3069												
HX Base Yr 2016												
96108 MARSH LAKES DR, FERNANDINA BEACH												

96108 MARSH LAKES DR, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
03/19/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			586,403
TOTAL MARKET OB/XF VALUE			47,736
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			884,139
SOH/AGL Deduction			262,995
ASSESSED VALUE			621,144
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			570,422
TOTAL JUST VALUE			884,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			858,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429313	CO ISSUED	0	04/08/2015
B1429313	NEW CONSTR	387,280	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1827/1881	12/03/2012	WD	Q	V	02	133,800
GRANTOR: AMERIS BANK						
GRANTEE: BUX CHRISTOPHER R &						
1779/0599	2/08/2012	WD	U	V	12	158,800
GRANTOR: MCGRATH EILEEN & STEP						
GRANTEE: AMERIS BANK						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] U3 L3 PTO=[YR=2015] N14 W13 S2 FSP=[YR=2015] W20 S16 E3 D4 R4 S3 E13 N23\$ S15 U3 R3 E10\$ W10 D3 L3 S8 W13 N3 U4 L4 W3 N16 W29 S56 FGR=[YR=2015] S36 E22 N33 FOP=[YR=2015] E14 STR=[YR=2015] S2 E4 N2 W4\$ E17 N2 W12 N5 W6 S3 W13 S4\$ N1 W19 N2 W3\$ E3 S2 E19 N3 E13 N3 E6 S5 E12 S2 E12 N44\$.									

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