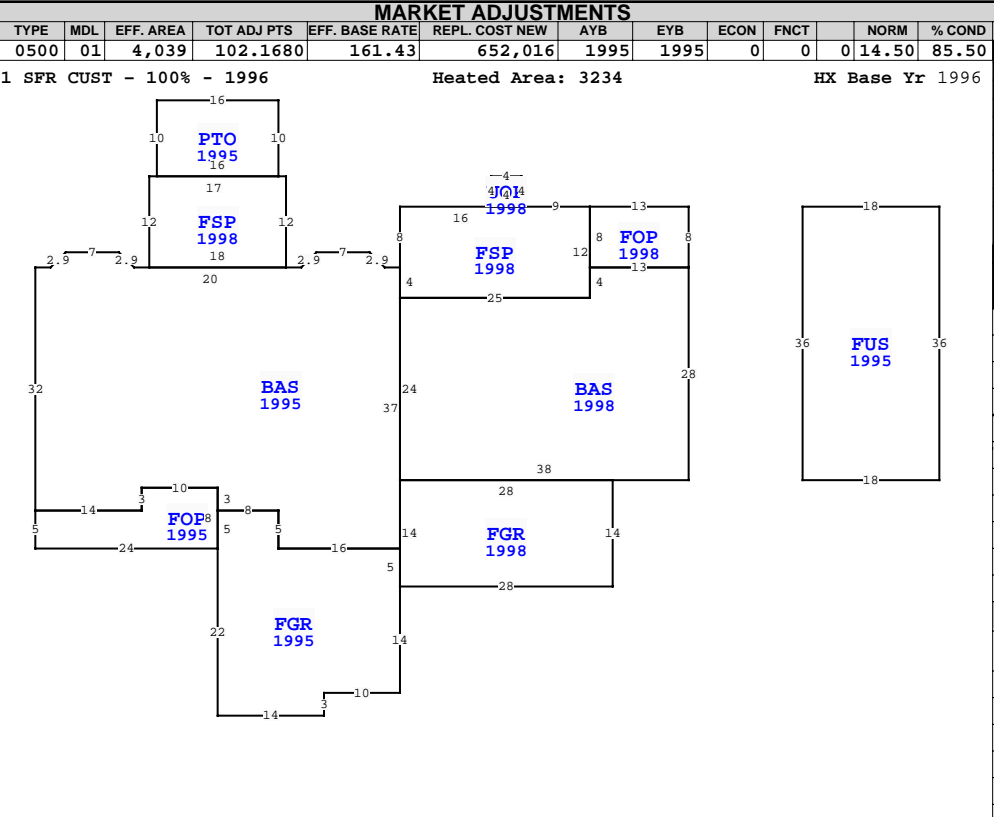


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	1,622	100	1995	1,622	223,872
BAS	964	100	1998	964	133,054
FGR	538	55	1995	296	40,854
FGR	392	55	1998	216	29,813
FOP	150	30	1995	45	6,211
FOP	104	30	1998	31	4,278
FSP	216	40	1998	86	11,870
FSP	300	40	1998	120	16,563
FUS	648	100	1995	648	89,439
PTO	160	5	1995	8	1,104
TOTALS	5,110			4,039	557,474

** This building has 11 Sub-Areas
96118 MARSH LAKES DR, FERNANDINA BEACH

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

EXTRA FEATURES																	
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	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	100	1995	1995	3	68	4,243	
2	1242	WD DECK A	0	100	0	0	700.00	SF	10.00	10.00	100	1998	1998	3	20	1,400	
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
4	0820	WOOD WALK	0	100	4	16	64.00	SF	11.75	11.75	100	1998	1998	3	40	301	
5	0812	CONCRETE C	0	100	0	0	1,808.00	SF	4.00	4.00	100	1998	1998	3	73	5,279	

LAND DESCRIPTION															TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	350,000.00	350,000.00	525,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	557,474		
TOTAL MARKET OB/XF VALUE	11,287		
TOTAL LAND VALUE - MARKET	525,000		
TOTAL MARKET VALUE	1,093,761		
SOH/AGL Deduction	661,977		
ASSESSED VALUE	431,784		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	381,062		
TOTAL JUST VALUE	1,093,761		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,075,067		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24411	REMODEL	15,000	03/01/2011
984928	ADDITION	55,000	05/01/1998
95-1352	NEW CONSTR	0	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0999	4/14/2022	LE U	I	I	14	100

GRANTOR: GOSSETT WALTER D & SU
GRANTEE: GOSSETT WALTER D &
1713/0351 12/02/2010 QC U I 11 100
GRANTOR: TENNILLE WILSON R SR
GRANTEE: GOSSETT WALTER D &

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=1998] W13 FSP=[YR=1998] W9 UOP=[YR=1998] N4 W4 S4 E4 \$ W16 S8 BAS=[YR=1995] W2 U2 L2 W7 D2 L2 W2 FSP=[YR=1998] N12 W1 PTO=[YR=1995] N10 W16 S10 E16 \$ W17 S12 E18 \$ W20 U2 L2 W7 D2 L2 W2 S32 FOP=[YR=1995] S5 E24 FGR=[YR=1995] S22 E14 N3 E10 N14 FGR=[YR=1998] E28 N14 W28 S14 \$ N5 W16 N5 W8 S5 \$ N8 W10 S3 W14 \$E14 N3 E10 S3 E8 S5 E16 N37 \$ S4 E25N12 \$ S8 BAS=[YR=1998] S4 W25 S24 E38 N28 W13 \$ E13 N8 \$PTR= E15 FUS=[YR=1995] E18 S36 W18 N36 \$ W15 \$.