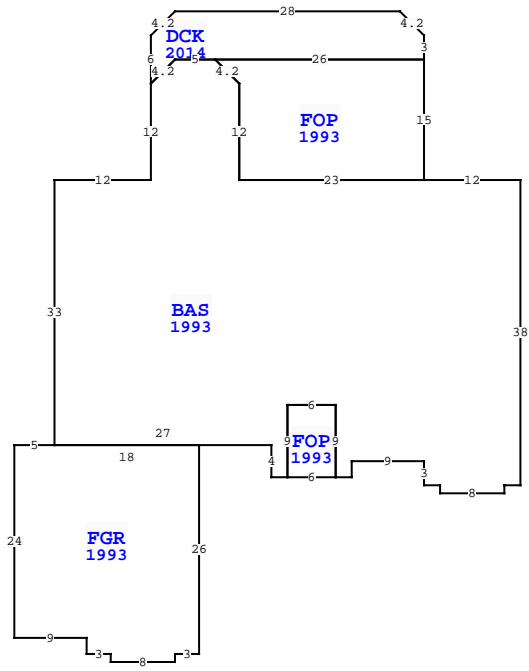




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	18		CEMENT BRK	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	80	
Interior Floor	07		CORK/VTILE	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	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	2,142	100	1993	2,142	281,905
DCK	200	10	2014	20	2,632
FGR	588	55	1993	323	42,509
FOP	54	30	1993	16	2,105
FOP	350	30	1993	105	13,819
TOTALS	3,334			2,606	342,971

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 2025							
Heated Area: 2142						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			342,971
TOTAL MARKET OB/XF VALUE			5,269
TOTAL LAND VALUE - MARKET			332,500
TOTAL MARKET VALUE			680,740
SOH/AGL Deduction			0
ASSESSED VALUE			680,740
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			680,740
TOTAL JUST VALUE			680,740
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			665,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428735	REPDECK	63,000	05/01/2014
3820	H/AC	7,000	02/20/1990
6209	NEW CONSTR	76,759	01/23/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/540	4/22/2024	WD	U	I	11	100

GRANTOR: CLEAVER JOYCE LIVING  
GRANTEE: SMITH SUSAN C LIVIN  
1763/0754 8/24/2011 WD U I 30 100  
GRANTOR: CLEAVER JOYCE  
GRANTEE: CLEAVER JOYCE & SUS

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	0	0	1,298.00	SP	4.00	4.00	100	1990	1990	3	57	2,959	

96128 MARSH LAKES DR, FERNANDINA BEACH  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
03/19/2024 MLU

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W12 FOP=[YR=1993] N15 DCK=[YR=2014] N3 U3 L3 W28 D3 L3 S6 U3 R3 E5 E26\$ W26 D3 R3 S12 E23 \$W23 N12 U3 L3 W5 D3 L3 S12 W12 S33 FGR=[YR=1993] W5 S24 E9 S2 E3 S1 E8 N1 E3 N26 W18 \$ E27 S4 E2 FOP=[YR=1993] E6 N9 W6 S9 \$ N9E6 S9 E2 N2 E9 S3 E2 S1 E8 N1 E2 N38 \$ .

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	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	350,000.00	332,500.00	332,500							