

LOT 28  
IN OR 1229/1450  
MARSH LAKES PB 5/159-167

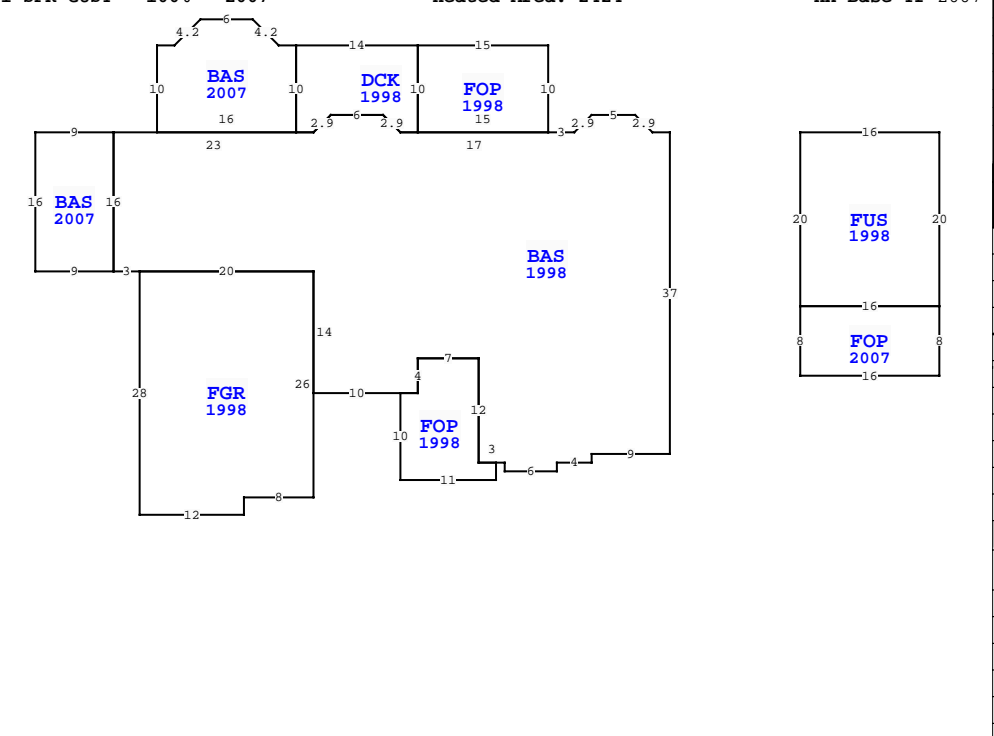
CARROLL JAMES C & CAROL G  
96134 MARSH LAKES DR  
FERNANDINA BEACH, FL 32034-6811

**2025**

37-2N-28-1320-0028-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,855	108.2880	171.10	488,490	1998	1998	0	0	0	13.00	87.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			424,986
TOTAL MARKET OB/XF VALUE			10,455
TOTAL LAND VALUE - MARKET			332,500
TOTAL MARKET VALUE			767,941
SOH/AGL Deduction			262,357
ASSESSED VALUE			505,584
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			454,862
TOTAL JUST VALUE			767,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			748,969

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	1,773	100	1998	1,773	263,923
BAS	144	100	2007	144	21,435
BAS	187	100	2007	187	27,837
DCK	124	10	1998	12	1,786
FGR	544	55	1998	299	44,508
FOP	122	30	1998	37	5,508
FOP	150	30	1998	45	6,699
FOP	128	30	2007	38	5,657
FUS	320	100	1998	320	47,634
TOTALS	3,492			2,855	424,986

96134 MARSH LAKES DR, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910273	(1) WINDOW	2,317	12/01/2019
R177013	REPAIR/RRF	6,000	11/01/2017
M1217654	H/AC	0	10/01/2012
B20847	REMODEL	11,700	12/01/2007
B20017	REMODEL	7,000	06/01/2007
B0618423	XFOB	12,000	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1450	5/11/2004	WD	Q	I		470,000
GRANTOR: ADAMS WAYNE T &						
GRANTEE: CARROLL JAMES C & C						
1011/0211	10/04/2001	WD	Q	I		417,000
GRANTOR: BANNING GEORGE W & JE						
GRANTEE: ADAMS WAYNE T & SHI						

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800
2	0810	CONCRETE A	0	100	53	4	212.00	SF	6.50	6.50	100	1998	1998	3	73	1,006
3	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50	6.50	100	1998	1998	3	73	1,177
4	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	100	1998	1998	3	73	4,970
5	1242	WD DECK A	0	100	0	0	32.00	SF	10.00	10.00	100	1998	1998	3	20	64
6	1126	CB/STC 8"	0	100	15	5	75.00	SF	8.00	8.00	100	1998	1998	3	73	438

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

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1998] W2 L2 U2 W5 D2 L2 W3 FOP=[YR=1998] N10 W15												
DCK=[YR=1998] W14 BAS=[YR=2007] W2 L3 U3 W6 D3 L3 W2 S10												
E16 N10\$ S10 E2 R2 U2 E6 D2 R2 E2 N10\$ S10 E15\$ W17 L2												
U2 W6 D2 L2 W23 BAS=[YR=2007] W9 S16 E9 N16\$ S16 E3												
FGR=[YR=1998] S28 E12 N2 E8 N26 W20 \$ E20 S14 E10												
FOP=[YR=1998] S10 E11 N2 W2 N12 W7 S4 W2\$ E2 N4 E7 S12 E3 S1												
E6 N1 E4 N1 E9 N37 \$ PTR= E15FUS=[YR=1998] E16 S20												
FOP=[YR=2007] S8 W16N8 E16 \$ W16 N20 \$ W15 \$ .												

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	350,000.00	332,500.00	332,500								