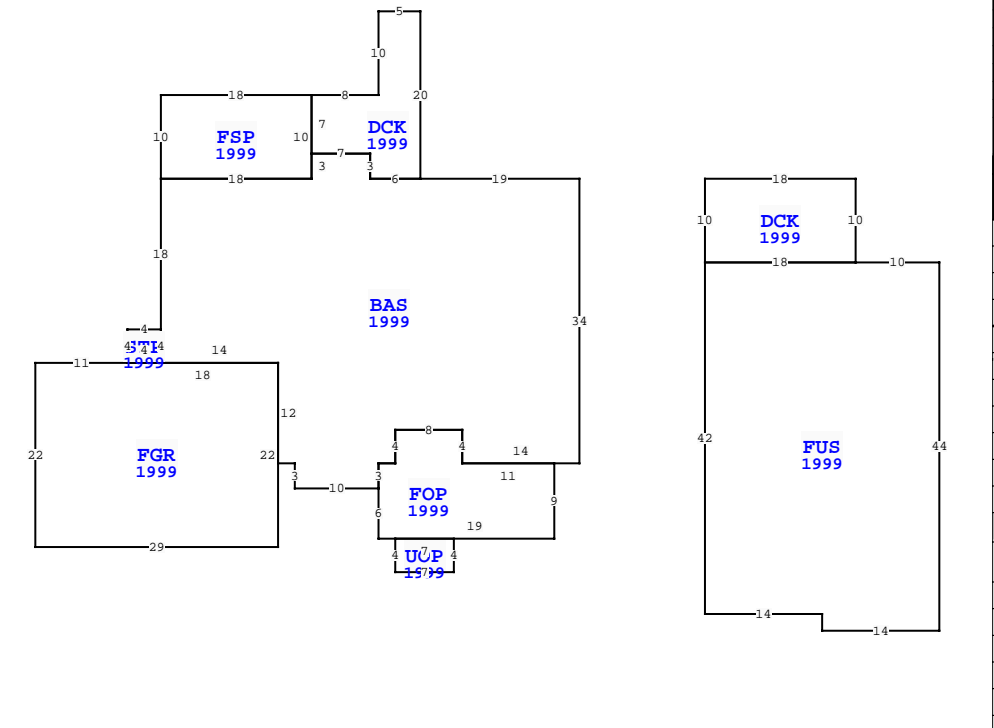


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,286	101.2000	159.90	525,431	1999	1999	0	0	12.25	87.75



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
BAS	1,551	100
DCK	159	10
DCK	180	10
FGR	638	55
FOP	221	30
FSP	180	40
FUS	1,204	100
STP	16	10
UOP	28	20
TOTALS	4,177	

96136 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0812	CONCRETE C	0	100	0	3,028.00	SF	4.00	4.00	100	1999
3	1242	WD DECK A	0	100	7	21.00	SF	10.00	10.00	100	1999

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00

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

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE	461,066	
TOTAL MARKET OB/XF VALUE	11,961	
TOTAL LAND VALUE - MARKET	332,500	
TOTAL MARKET VALUE	805,527	
SOH/AGL Deduction	428,515	
ASSESSED VALUE	377,012	
TOTAL EXEMPTION VALUE	50,722	
BASE TAXABLE VALUE	326,290	
TOTAL JUST VALUE	805,527	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	784,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707487	REPAIR/RRF	17,981	11/01/2017
9805595	NEW CONSTR	117,000	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0805/1889	9/10/1997	WD Q	V		57,500
GRANTOR: HOBIRK RICHARD A & CA					
GRANTEE: WITHROW ROBERT P &					
0743/1160	11/06/1995	WD Q	V		45,000
GRANTOR: ALVAREZ ALBERT P					
GRANTEE: HOBIRK RICHARD & CA					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W19 DCK=[YR=1999] N20 W5 S10 W8 FSP=[YR=1999] W18 S10 E18 N10\$ S7 E7 S3 E6\$ W6 N3 W7 S3 W18 S18											
STP=[YR=1999] W4 S4 FGR=[YR=1999] W11 S22 E29 N22 W18\$ E4 N4\$ S4 E14 S12 E2 S3 E10 FOP=[YR=1999] S6 E2 UOP=[YR=1999] S4 E7 N4 W7\$ E19 N9 W11 N4 W8 S4 W2 S3\$ N3 E2 N4 E8 S4 E14 N34\$ PTR=E15 DCK=[YR=1999] E18 S10 FUS=[YR=1999] E10 S44 W14 N2 W14 N42 E18\$ W18 N10\$ W15\$.											