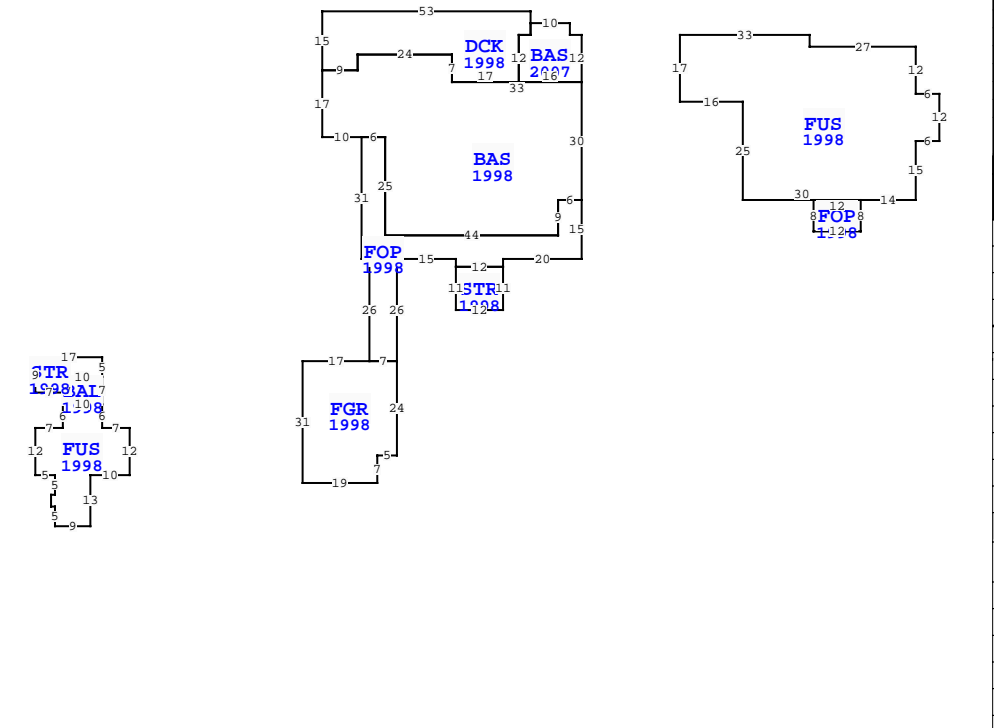


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5.5	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	5,865	108.7750	171.86	1,007,959	1998	1998	0	0	13.00	87.00	



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
BAL	70	15	1998	10	1,496
BAS	2,315	100	1998	2,315	346,135
BAS	222	100	2007	222	33,193
DCK	723	10	1998	72	10,765
FGR	709	55	1998	390	58,312
FOP	96	30	1998	29	4,336
FOP	746	30	1998	224	33,492
FUS	468	100	1998	468	69,974
FUS	2,111	100	1998	2,111	315,633
STR	113	10	1998	11	1,644
TOTALS	7,705			5,865	876,924

** This building has 11 Sub-Areas

96152 MARSH LAKES DR, FERNANDINA BEACH

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

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	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600	
2	0810	CONCRETE A	0	100	0	0	1,658.00	SF	6.50	6.50	100	1998	1998	3	73	7,867	
3	1242	WD DECK A	0	100	4	14	56.00	SF	10.00	10.00	100	1998	1998	3	20	112	
4	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
5	0861	POOL GUNIT	0	100	14	36	504.00	SF	85.00	85.00	100	1998	1998	3	20	8,568	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
8	0855	CONC PAVR	0	100	0	0	3,020.00	SF	10.00	10.00	100	2002	2002	3	80	24,160	
9	0474	VF 4 RAIL	0	100	0	0	196.00	LF	9.25	9.25	100	2002	2002	3	55	997	
10	1076	TRELLIS A	0	100	16	12	192.00	SF	11.25	11.25	100	2005	2005	3	36	778	

EXTRA FEATURES																
TOTAL OB/XF																
48,746																

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

LAND DESCRIPTION																
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			876,924
TOTAL MARKET OB/XF VALUE			50,476
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			1,277,400
SOH/AGL Deduction			407,267
ASSESSED VALUE			870,133
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			819,411
TOTAL JUST VALUE			1,277,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,239,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190559	REPAIR/RRF	8,000	07/01/2019
M1705404	H/AC	0	09/01/2017
974485	SWIM POOL	15,000	11/01/1997
974322	NEW CONSTR	280,000	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1601/1815	1/15/2009	WD	Q	I	01	1,300,000
GRANTOR: JASINSKY BRUCE A & PA						
GRANTEE: PERKINS SAMUEL E &						
1342/0532	8/16/2005	WD	Q	I		1,208,400
GRANTOR: WILSON EDWARD E & TER						
GRANTEE: JASINSKY BRUCE A &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2007] W3 N3 W10 DCK=[YR=1998] N3 W53 S15																
BAS=[YR=1998] S17 E10 FOP=[YR=1998] S31 E2 S26																
FGR=[YR=1998] W17 S31 E19 N7 E5 N24 W7 \$ E7 N26 E15 S2																
STR=[YR=1998] S11 E12 N11 W12 \$ E12 N2 E20 N15 W6 S9 W44 N25																
W6 \$ E6 S25 E44 N9 E6 N30 W33 N7 W24 S4 W9 \$ E9 N4 E24 S7 E17																
N12 E3 N3 \$ S3 W3 S12 E16 N12 \$ PTR= E25 FUS=[YR=1998] E33																
S3 E27S12 E6 S12 W6 S15 W14 POP=[YR=1998] S8 W12 N8 E12 \$ W30																
N25 W16 N17 \$ W25 \$ PTR= S125 W125 FUS=[YR=1998] N13 E10N12																
W7 N6 BAL=[YR=1998] N7 STR=[YR=1998] N5 W17 S9 E7 N4 E10\$																
W10 S7 E10\$ W10 S6 W7 S12 E5 S5 W1 S3E1 S5 E9\$ E125 N125\$.																

