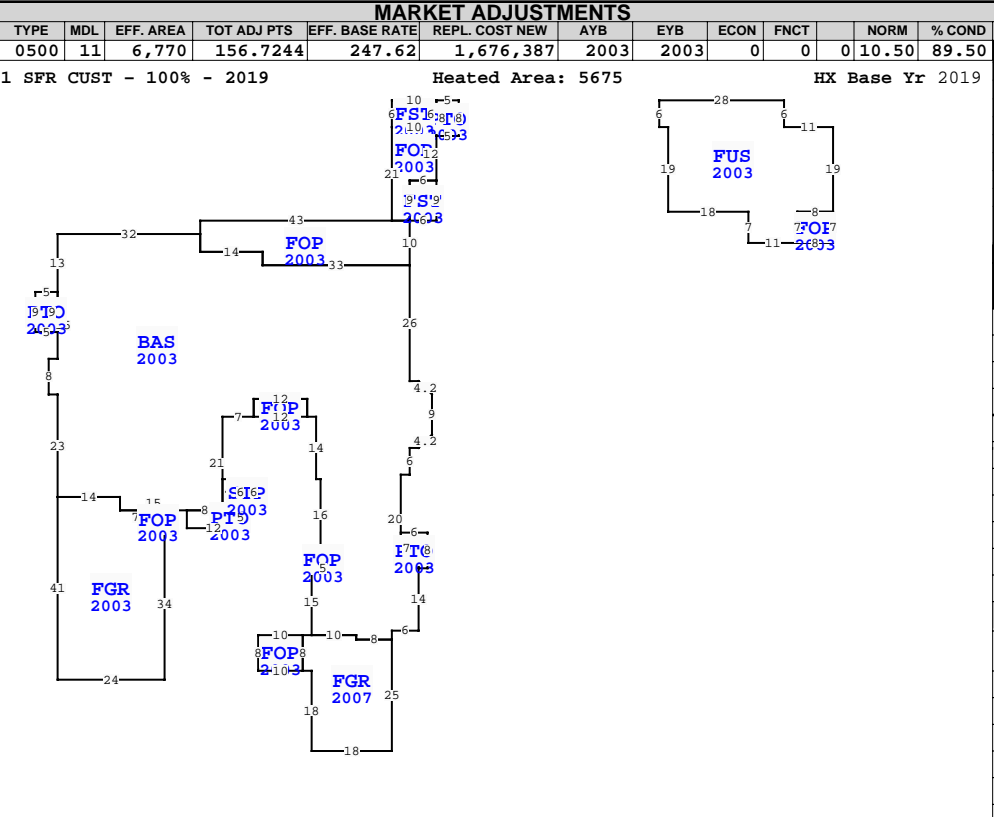


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100



NASSAU COUNTY PROPERTY		PAGE 1 of 2	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		1,500,366	
TOTAL MARKET OB/XF VALUE		141,495	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,991,861	
SOH/AGL Deduction		547,692	
ASSESSED VALUE		1,444,169	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,393,447	
TOTAL JUST VALUE		1,991,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,930,970	

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	4,727	100	2003	4,727	1,047,598
FGR	942	55	2003	518	114,799
FGR	476	55	2007	262	58,064
FOP	12	30	2003	4	886
FOP	20	30	2003	6	1,330
FOP	48	30	2003	14	3,103
FOP	56	30	2003	17	3,768
FOP	80	30	2003	24	5,319
FOP	156	30	2003	47	10,416
FOP	428	30	2003	128	28,367
TOTALS	8,230			6,770	1,500,366

** This building has 18 Sub-Areas
96188 MARSH LAKES DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703599	H/AC	0	06/01/2017
P1216152	OTHER	0	10/01/2012
E16689	ELEC OTHER	750	02/01/2006
P10116	OTHER	0	10/01/2005
B0516045	GARAGE	22,750	09/01/2005
R08211	REPAIR/RRF	1,000	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/1412	12/07/2018	WD Q	Q	I	02	1,395,000

GRANTOR: OESTMANN ROSS E & JOA
GRANTEE: SCHLUETER JEFFREY J
1775/0164 1/17/2012 WD Q I 02 1,340,000
GRANTOR: ANDERSON RONALD R
GRANTEE: OESTMANN ROSS E & J

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	0855	CONC PAVER	0	100	0	0	3,917.00	SF	10.00	10.00	100	2003	2003	3	82	32,119	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	6,020	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2003	2003	3	29	10,353	
4	0911	SCRN RM A	0	100	0	0	984.00	SF	17.50	17.50	100	2003	2003	3	20	3,444	
5	0855	CONC PAVER	0	100	0	0	564.00	SF	10.00	10.00	100	2003	2003	3	82	4,625	
6	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2003	2003	3	20	600	
7	0300	BOAT DCK W	0	100	0	0	5,888.00	SF	40.00	40.00	100	2003	2003	3	30	70,656	
8	1126	CB/STC 8"	0	100	0	0	105.00	SF	8.00	8.00	100	2003	2003	3	82	689	
9	1242	WD DECK A	0	100	0	0	380.00	SF	10.00	10.00	100	2005	2005	3	22	836	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2003	2003	3	20	3,000	

BUILDING NOTES														
PTO=[YR=2003] W5 FST=[YR=2003] W10 S6 FOP=[YR=2003] S21 FOP=[YR=2003] W43 S3 BAS=[YR=2003] W32 S13 PTO=[YR=2003] W5 S9 E5 N9 \$ S15 W2 S8 E2 S23 FGR=[YR=2003] S41 E24 N34 FOP=[YR=2003] N4 W3 S4 E3\$ W3 N4 W7 N3 W14\$ E14 S3 E15 PTO=[YR=2003] S4 E12 N5 STP=[YR=2003] E3 N6 W3 S6\$ N6 W4 S7 W8\$ E8 N21 E7 FOP=[YR=2003] E12 N4 W12 S4\$ N4 E12 S4 E2 S14 E1 S16 FOP=[YR=2003] W2 S4 E5 N4 W3\$ E3 S4 W5 S15 FGR=[YR=2007] W2 FOP=[YR=2003] W10 S8 E10 N8\$ S8 E2 S18 E18 N25 W8 N1 W10\$ E10 S1 E8 N2 E6 N14 PTO=[YR=2003] E2 N8 W6 S7 E4 S1\$ N1 W4 N20 E2 N6 E2 R3 U3 N9 U3 L3 W2 N26 W33 N3 W14 N4\$ S4 E14 S3 E33 N10 W4\$ E4 FST=[YR=2003] E6 N9 W6 S9\$ N9 E6 N12 W10\$ E10 N6\$ S8 E5 N8\$ PTR= E45 FUS=[YR=2003] E28														

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

LOT 40
IN OR 2242/1412
MARSH LAKES PB 5/159-167

SCHLUETER JEFFREY J/RAY KIMBERLY J
96188 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0040-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY				
															VALUATION BY Tax Group: 7 Tax Dist: STANDARD BUILDING MARKET VALUE 1,500,366 TOTAL MARKET OB/XF VALUE 141,495 TOTAL LAND VALUE - MARKET 350,000 TOTAL MARKET VALUE 1,991,861 SOH/AGL Deduction 547,692 ASSESSED VALUE 1,444,169 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 1,393,447 TOTAL JUST VALUE 1,991,861 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,930,970				
DOR CODE 0100 SINGLE FAMILY															PERMIT NUM DESCRIPTION AMT ISSUED B0209185 NEW CONSTR 500,000 01/01/2002				
MAP NUM MKT AREA 04															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2242/1412 12/07/2018 WD Q I 02 1,395,000 GRANTOR: OESTMANN ROSS E & JOA GRANTEE: SCHLUETER JEFFREY J 1775/0164 1/17/2012 WD Q I 02 1,340,000 GRANTOR: ANDERSON RONALD R GRANTEE: OESTMANN ROSS E & J				
NEIGHBORHOOD/LOC 4015.00															BUILDING NOTES				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING DIMENSIONS			
TOTALS																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2024 MLU			

EXTRA FEATURES													TOTAL OB/XF			
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
11	0310	AL GANG WY	1 100	0	0	22.00	LF	115.00	115.00	100	2023	2022		93	2,353	
12	0303	FLT DOCK W	1 100	20	10	200.00	SF	26.00	26.00	100	2023	2022		95	4,940	
13	0317	DCK PLNG W	1 100	0	0	2.00	UT	1,000.00	1,000.00	100	2023	2022		93	1,860	
															9,153	

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	CONSVR	