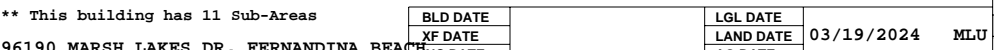


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	90
Roof Cover	11	SLATE	10
Interior Wall	05	DRYWALL	50
Interior Wall	08	DECORATIVE	50
Interior Floo	14	CARPET	60
Interior Floo	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	11	7,703	143.2116	226.27	1,742,958	1997	1997	0	0	0	13.50	86.50
1 SFR CUST - 100% - 2020 Heated Area: 6360 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			1,507,659
TOTAL MARKET OB/XF VALUE			181,339
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			2,388,998
SOH/AGL Deduction			743,260
ASSESSED VALUE			1,645,738
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,595,016
TOTAL JUST VALUE			2,388,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,334,436

Quality		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	4,890	100	1997	4,890	957,088
FGR	902	55	1997	496	97,079
FGR	264	55	2007	145	28,380
FOP	144	30	1997	43	8,416
FSP	1,336	40	2007	534	104,516
FST	54	55	1997	30	5,872
FST	84	55	1997	46	9,003
FUS	282	100	1997	282	55,194
FUS	1,188	100	1997	1,188	232,520
STP	90	10	2007	9	1,761
TOTALS	9,434			7,703	1,507,659

** This building has 11 Sub-Areas	BLD DATE	LGL DATE	03/19/2024	MLU
96190 MARSH LAKES DR, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516692	OTHER	8,000	03/01/2005
R07387	REPAIR/RRF	6,000	03/01/2005
963126	NEW CONSTR	225,162	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0858	12/05/2018	WD	Q	I	01	1,460,000
GRANTOR: DAY SARA E						
GRANTEE: KEENAN WALTER R						
1945/0590	10/31/2014	TD	U	I	16	697,500
GRANTOR: KUESTER LANCE P ET AL						
GRANTEE: DAY KENNIE M II & S						

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	0858	SCULP CONC	0	100	0	0			2,378.00	SF	13.00	100	1997	1997	3	91	28,132	
2	0812	CONCRETE C	0	100	0	0			4,128.00	SF	4.00	100	1997	1997	3	72	11,889	
3	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200
4	0861	POOL GUNIT	0	100	16	30			480.00	SF	85.00	85.00	100	1997	1997	3	20	8,160
5	0835	QUARY TILE	0	100	0	0			827.00	SF	10.00	10.00	100	1997	1997	3	72	5,954
6	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580
7	1125	CB/STC 6"	0	100	0	0			294.00	SF	7.35	7.35	100	1997	1997	3	72	1,556
8	0300	BOAT DCK W	0	100	0	0			7,489.00	SF	40.00	40.00	100	2005	2005	3	36	107,842
9	0855	CONC PAVER	0	100	0	0			837.00	SF	3.00	3.00	100	2005	2005	3	84	2,109
10	0462	ST/AL FNC	0	100	0	0			744.00	SF	10.00	10.00	100	2005	2005	3	36	2,678

BUILDING NOTES	
FGR=[YR=1997] W8 FST=[YR=1997] W14 BAS=[YR=1997] W5 FSP=[YR=2007] N8 W22 N14 W22 STP=[YR=2007] N6 W15 S6 E15\$ W37 S24 E14 N10 E30 S10 E37 N2\$ S2 W37 N10 W30 S10 W37 S16 W20 S16 E20 S3 E10 S2 E19 N2 E8 S8 E6 S7 FOP=[YR=1997] S8 E18 N8 W18\$ E18 N7 E6 N8 E7 S5 R4 D4 E5 R4 U4 N5 E16 S4 E3 FGR=[YR=2007] S12 E22 N12 W22\$ E3 N11 W6 N5 E6 N6 FST=[YR=1997] N9 W6 S9 E6\$ W6 N9 E6 N10\$ S6 E14 N6\$ S6 W14 S4 W6 S9 E6 S6 W6 S5 E6 S11 E22 N41\$ PTR=N15 FUS=[YR=1997] N13 E30 FUS=[YR=1997] N33 UOP=[YR=1997] N10 E20 S10 W20\$ E36 S33 W36\$ S13 W6 N6 W18 S6 W6\$ S15\$.	

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	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		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	700,000								

