

LOT 44
IN OR 1740/433
MARSH LAKES PB 5/159-167

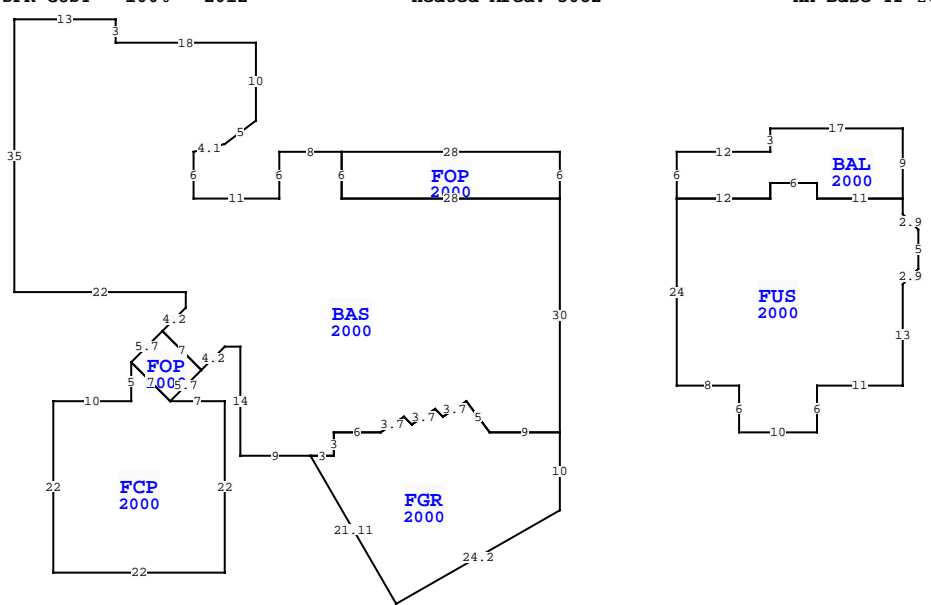
FLEMING JUDITH B
96202 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0044-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 08 | CLAY TILE | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMMT | 60 |
| Interior Floor | 18 | SLATE | 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 |
| 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 |
| BAL | 213 | 15 | 2000 |
| BAS | 2,300 | 100 | 2000 |
| FCP | 497 | 25 | 2000 |
| FGR | 493 | 55 | 2000 |
| FOP | 40 | 30 | 2000 |
| FOP | 168 | 30 | 2000 |
| FUS | 782 | 100 | 2000 |
| TOTALS | 4,493 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-------------|-------------|----------------|-------------------|-----|-----|---------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | CUST - 100% | 2012 | | Heated Area: 3082 | | HX | Base Yr | 2012 | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 7 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 7 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 544,277 | |
| TOTAL MARKET OB/XF VALUE | | 35,187 | |
| TOTAL LAND VALUE - MARKET | | 350,000 | |
| TOTAL MARKET VALUE | | 929,464 | |
| SOH/AGL Deduction | | 234,053 | |
| ASSESSED VALUE | | 695,411 | |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | 644,689 | |
| TOTAL JUST VALUE | | 929,464 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 920,722 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|---------|------------|
| B1908324 | 1 DOOR/ 1 WINDOW | 16,243 | 10/01/2019 |
| B1802573 | REMODEL | 29,000 | 04/01/2018 |
| B18706 | REMODEL | 18,650 | 10/31/2006 |
| 996658 | SWIM POOL | 27,000 | 12/01/1999 |
| B06514 | NEW CONSTR | 194,808 | 10/21/1999 |
| 992075 | REPAIR/RRF | 0 | 10/01/1999 |

| SALES DATA | | | | | | |
|---------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1740/0433 | 3/08/2011 | WD | U | I | 11 | 100 |
| GRANTOR: ING BANK FSB | | | | | | |
| GRANTEE: FLEMING JUDITH B | | | | | | |
| 1729/0234 | 3/08/2011 | WD | U | I | 11 | 426,000 |
| GRANTOR: ING BANK FSB | | | | | | |
| GRANTEE: FLEMING JUDITH B | | | | | | |

| 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 | 2000 |
| 2 | 0877 | JACUZZI | 0 | 100 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2000 |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 30 | 450.00 | SF | 85.00 | 85.00 | 100 | 2000 |
| 4 | 0825 | BRICK | 0 | 100 | 0 | 388.00 | SF | 12.50 | 12.50 | 100 | 2000 |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 0 | 165.00 | SF | 8.00 | 8.00 | 100 | 2000 |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 748.00 | SF | 7.25 | 7.25 | 100 | 2000 |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 2,734.00 | SF | 4.00 | 4.00 | 100 | 2000 |
| 8 | 0911 | SCRN RM A | 0 | 100 | 40 | 1,360.00 | SF | 17.50 | 17.50 | 100 | 2000 |
| 9 | 0871 | POOL HTR R | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2000 |

| TOTAL OB/XF | | | | | | | | | | | | 35,187 | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DPTH 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 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | |
| FOP=[YR=2000] W28 BAS=[YR=2000] W8 S6 W11 N6 U1 R4 U3 R4 N10 W18 N3 W13 S35 E22 S2 L3 D3 FOP=[YR=2000] L4 D4 FCP=[YR=2000] S5 W10 S22 E22 N22 W7 U5 L5 \$ R5 D5 R4 U4 U5 L5 \$ R5 D5 R3 U3 E2 S14 E9 FGR=[YR=2000] D19 R11 R21 U12 N10 W9 U4 L3 D2 L3 U1 L1 D2 L3 U1 L1 D2 L3 W6 S3 W3 E3 N3 E6 R3 U2 R1 D1 R3 U2 R1 D1 R3 U2 R3 D4 E9 N30 W28 N6\$\$S6 E28 N6\$ PTR= E15 BAL=[YR=2000] E12 N3 E17 S9 FUS=[YR=2000] S2 R2 D2 S5 D2 L2 S13 W11 S6 W10 N6 W8 N24 E12 N2 E6 S2 E11\$ W11 N2 W6 S2 W12 N6\$ W15\$. | | | | | | | | | | | |