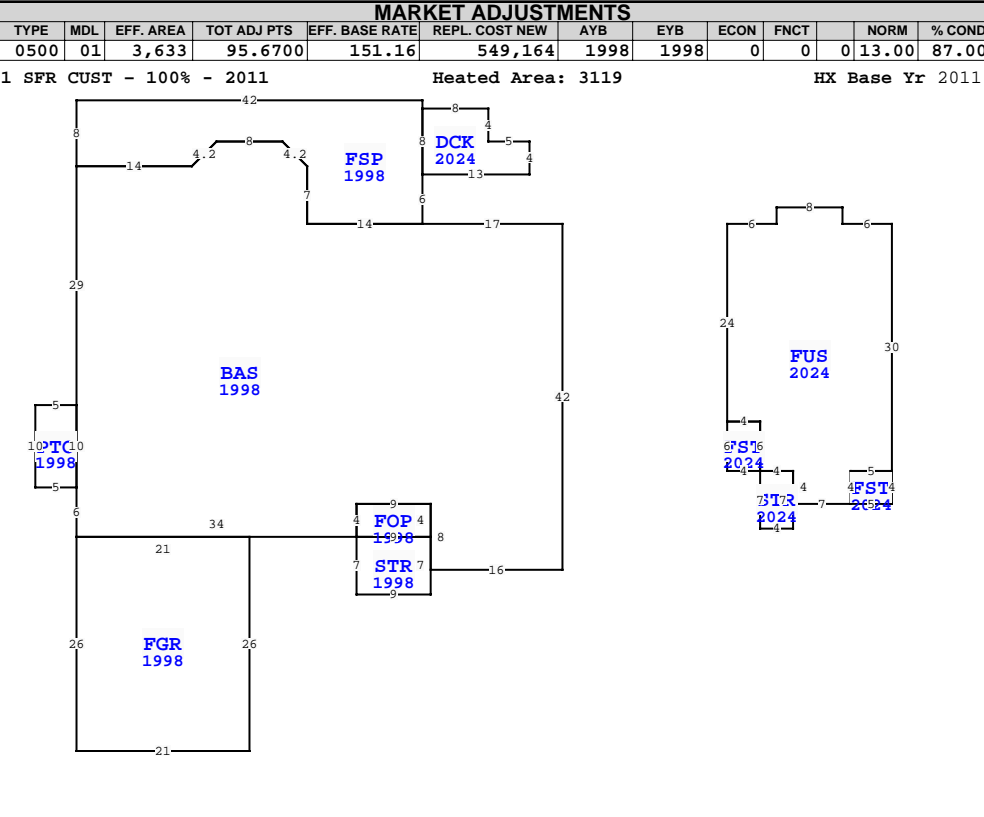




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		7
VALUATION BY	Tax Group: 7	STANDARD
BUILDING MARKET VALUE	Tax Dist:	477,773
TOTAL MARKET OB/XF VALUE		35,385
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		863,158
SOH/AGL Deduction		314,461
ASSESSED VALUE		548,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		497,975
TOTAL JUST VALUE		863,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		856,738

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	1998	2,499	328,642
DCK	84	10	2024	8	1,052
FGR	546	55	1998	300	39,453
FOP	36	30	1998	11	1,447
FSP	401	40	1998	160	21,042
FST	20	55	2024	11	1,447
FST	24	55	2024	13	1,710
FUS	620	100	2024	620	81,536
PTO	50	5	1998	2	263
STR	63	10	1998	6	789
TOTALS	4,371			3,633	477,773

** This building has 11 Sub-Areas
96216 MARSH LAKES DR, FERNANDINA BEACH, FL 32034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002731	REPAIR/RRF	20,021	04/01/2020
B9704133	NEW CONSTR	1,000,000	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1278	8/11/2022	WD	U	I	11	100
GRANTOR: BILLINGS RICHARD R & GRANTEE: BILLINGS MARIE S LI						
2584/1275	8/11/2022	WD	U	I	11	100
GRANTOR: BILLINGS RICHARD R & GRANTEE: BILLINGS RICHARD R						

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	1.00	UT 3,500.00	3,500.00	100	1998	1998	3	80	2,800
2	0811	CONCRETE B	0	100	0	0	2,395.00	SF 5.20	5.20	100	1998	1998	3	73	9,091
3	0300	BOAT DCK W	0	100	0	0	1,144.00	SF 40.00	40.00	100	2007	2007	3	44	20,134
4	0855	CONC PAVER	0	100	0	0	350.00	SF 10.00	10.00	100	2017	2017	3	96	3,360

BUILDING NOTES	
BAS=[YR=1998;ORIG=0,0] W17 W14 N7 U3L3 W8 D3L3 W14 S29 S10 S6 E34 N4 E9 S8 E16 N42 \$	
FGR=[YR=1998;ORIG=-59,38] S26 E21 N26 W21 \$	
FSP=[YR=1998;ORIG=-17,0] N6 N8 N1 W42 S8 E14 U3R3 E8 D3R3 S7 E14 \$	
DCK=[YR=2024;ORIG=-17,-14] E8 S4 E5 S4 W13 N8 \$	
STR=[YR=1998;ORIG=-25,38] S7 E9 N7 W9 \$	
PTO=[YR=1998;ORIG=-59,22] W5 S10 E5 N10 \$	
POP=[YR=1998;ORIG=-16,38] N4 W9 S4 E9 \$	
FUS=[YR=2024;ORIG=20,0] E6 N2 E8 S2 E6 S30 W5 S4 W7 N4 W4 N6 W4 N24 \$	
FST=[YR=2024;ORIG=20,24] E4 S6 W4 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF 35,385																						
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	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							