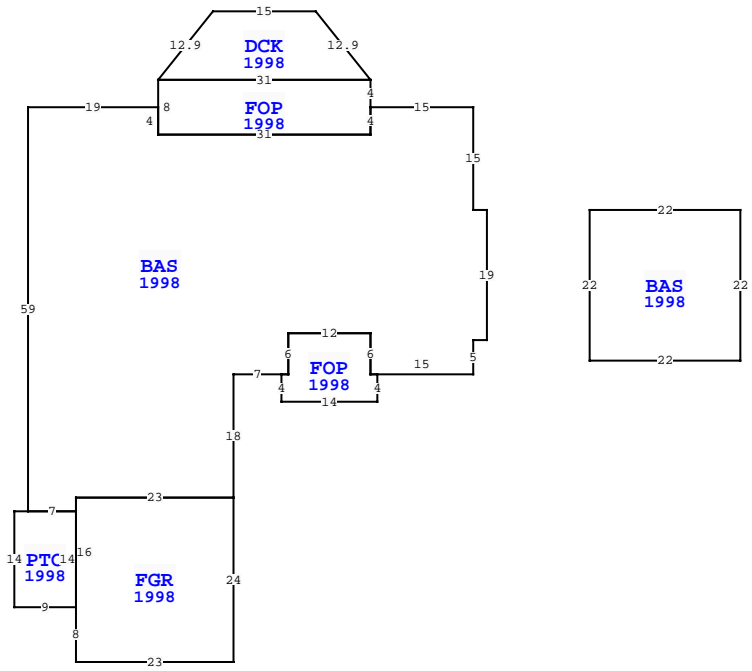


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	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
NEIGHBORHOOD/LOC	4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	484	100	1998
BAS	2,931	100	1998
DCK	230	10	1998
FGR	552	55	1998
FOP	128	30	1998
FOP	248	30	1998
PTO	126	5	1998
TOTALS	4,699		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	- 0%	- 0	Heated Area: 3415		HX Base Yr						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	565,891		
TOTAL MARKET OB/XF VALUE	15,967		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	931,858		
SOH/AGL Deduction	69,418		
ASSESSED VALUE	862,440		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	862,440		
TOTAL JUST VALUE	931,858		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	919,046		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003177	REPAIR/RRF	21,508	04/01/2020
974199	NEW CONSTR	180,000	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/1149	12/07/2020	WD	Q	I	01	685,000
GRANTOR: WATSON JOHN P						
GRANTEE: DUBA TIMOTHY & MEGA						
1538/0813	11/30/2007	WD	Q	I		720,000
GRANTOR: HIPPLER ROBERT R & DO						
GRANTEE: WATSON JOHN P						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0845	KOOL DECK	0	0	6	23	SF	7.25	7.25	100	1998	1998	3	73	730	
3	0810	CONCRETE A	0	0	0	2,466.00	SF	6.50	6.50	100	1998	1998	3	73	11,701	
4	1126	CB/STC 8"	0	0	14	9	SF	8.00	8.00	100	1998	1998	3	73	736	

96224 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE	03/05/2008	RK	LGL DATE	03/19/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W2 N15 W15 FOP=[YR=1998] N4 DCK=[YR=1998] U10 L8 W15 L8 D10 E31 \$ W31 S8E31 N4 \$S4 W31 N4 W19 S59 PTO=[YR=1998] W2 S14 E9 FGR=[YR=1998] S8 E23 N24 W23 S16\$ N14 W7 \$ E7 N2 E23 N18 E7 FOP=[YR=1998] S4 E14 N4 W1 N6 W12 S6 W1 \$ E1 N6 E12 S6 E15 N5 E2 N19 \$ PTR= E15 BAS=[YR=1998] E22 S22 W22 N22 \$ W15 \$.	

LAND DESCRIPTION										TOTAL OB/XF										15,967				
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							