

HURLEY DOUGLAS J & JANIE K
96084 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall		16	WD FR STUC 100		0500		01	2,572	104.1600	172.91		444,725		1996	1996	0	0	14.50	85.50	VALUATION BY		STANDARD							
Roof Structur		03	GABLE/HIP 100		1		SFR CUST		100% - 2026		Heated Area: 2079		HX Base Yr 2026		Tax Group: 7		Tax Dist:		BUILDING MARKET VALUE		380,240								
Roof Cover		03	COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		12		HARDWOOD 30		03		CENTRAL 100		TOTAL MARKET OB/XF VALUE		54,599						
Interior Wall		05	DRYWALL 100		14		CARPET 70		12		HARDWOOD 30		03		CENTRAL 100		04		AIR DUCTED 100		TOTAL MARKET VALUE		250,000						
Interior Floo		14	CARPET 70		12		HARDWOOD 30		03		CENTRAL 100		04		AIR DUCTED 100		SOH/AGL Deduction		0		684,839								
Interior Floo		12	HARDWOOD 30		03		CENTRAL 100		04		AIR DUCTED 100		ASSESSED VALUE		684,839		TOTAL EXEMPTION VALUE		HX HB VX		56,411								
Air Condition		03	CENTRAL 100		04		AIR DUCTED 100		3 100		2 100		02		WOOD FRAME 100		BASE TAXABLE VALUE		628,428		TOTAL JUST VALUE		684,839						
Heating Type		04	AIR DUCTED 100		3 100		2 100		02		WOOD FRAME 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		626,340								
Bedrooms					1.		1. 100		0 100		00		NONE 100																
Bathrooms																													
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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,079	100	1996	2,079	307,355																								
DCK	148	10	1996	15	2,218																								
FGR	648	55	1996	356	52,630																								
FOP	126	30	1996	38	5,618																								
FSP	210	40	1996	84	12,418																								
TOTALS		3,211		2,572	380,240																								
EXTRA FEATURES										96084 MARSH LAKES DR, FERNANDINA BEACH										BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
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	03/19/2024 MLU												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660														
3	0300	BOAT DCK W	0 100	0	0	1,711.00	SF	40.00	40.00	100	2026	2014		68	46,539														
4	0311	WD GANG WY	0 100	0	0	88.00	SF	45.00	45.00	100	2026	2014		55	2,178														
5	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2026	2014		55	1,100														
6	0303	FLT DOCK W	0 100	15	8	120.00	SF	26.00	26.00	100	2026	2014		68	2,122														
LAND DESCRIPTION																	TOTAL OB/XF 54,599												
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	CONSRV					
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												