



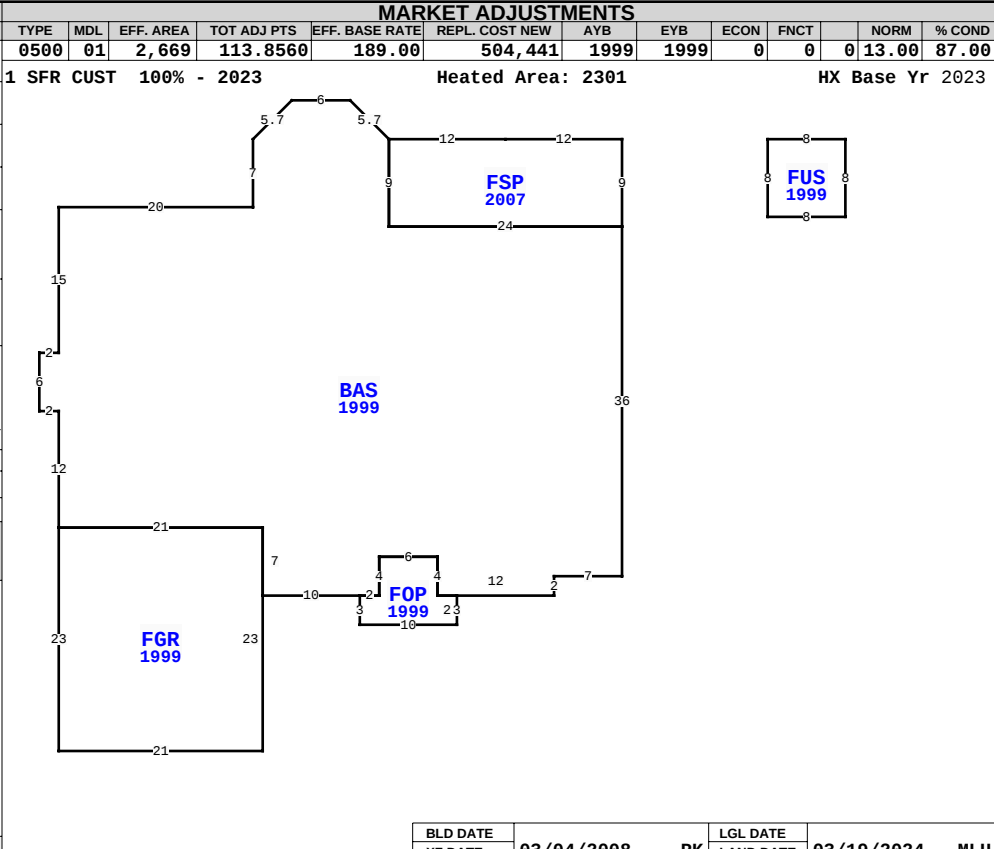
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	1999	2,237	367,830
FGR	483	55	1999	266	43,738
FOP	54	30	1999	16	2,631
FSP	216	40	2007	86	14,141
FUS	64	100	1999	64	10,524
TOTALS	3,054			2,669	438,864

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	1124	CB/STC 4"	0 100	16	4	64.00	SF	6.50	6.50
5	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00
7	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00



96094 MARSH LAKES DR, FERNANDINA BEACH	BLD DATE 03/04/2008	RK	LGL DATE 03/19/2024	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
53,168									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	438,864		
TOTAL MARKET OB/XF VALUE	53,168		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	742,032		
SOH/AGL Deduction	32,655		
ASSESSED VALUE	709,377		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	657,966		
TOTAL JUST VALUE	742,032		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	725,975		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002811	INGROUND SWIMMING	114,000	03/12/2024
9805263	NEW CONSTR	170,000	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2793/576	6/09/2025	LE U	I	I	11
GRANTOR: WATERHOUSE CHRISTOPHE					
GRANTEE: WATERHOUSE FAMILY T					
2610/1399	12/27/2022	WD Q	I	I	01
GRANTOR: RANDOLPH WILLIAM F &					
GRANTEE: WATERHOUSE CHRISTOP					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999;ORIG=-24,0] U4L4 W6 D4L4 S7 W20 S15 W2 S6 E2 S12 E21 S7 E10 E2 N4 E6 S4 E12 N2 E7 N36 W24 N9 \$									
FGR=[YR=1999;ORIG=-58,40] S23 E21 N23 W21 \$									
FSP=[YR=2007;ORIG=0,0] W12 W12 S9 E24 N9 \$									
FUS=[YR=1999;ORIG=15,0] E8 S8 W8 N8 \$									
FOP=[YR=1999;ORIG=-27,47] S3 E10 N3 W2 N4 W6 S4 W2 \$									
PTR=[ORIG=0,0] E15 W15 \$									