LOT 16 IN OR 799/45
CROSS ESMT DOCK PT 978/1059
MARSH LAKES PB 5/159-167

BRIDWELL CRAIG S & SUSAN K
96102 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2026

37-2N-28-1320-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

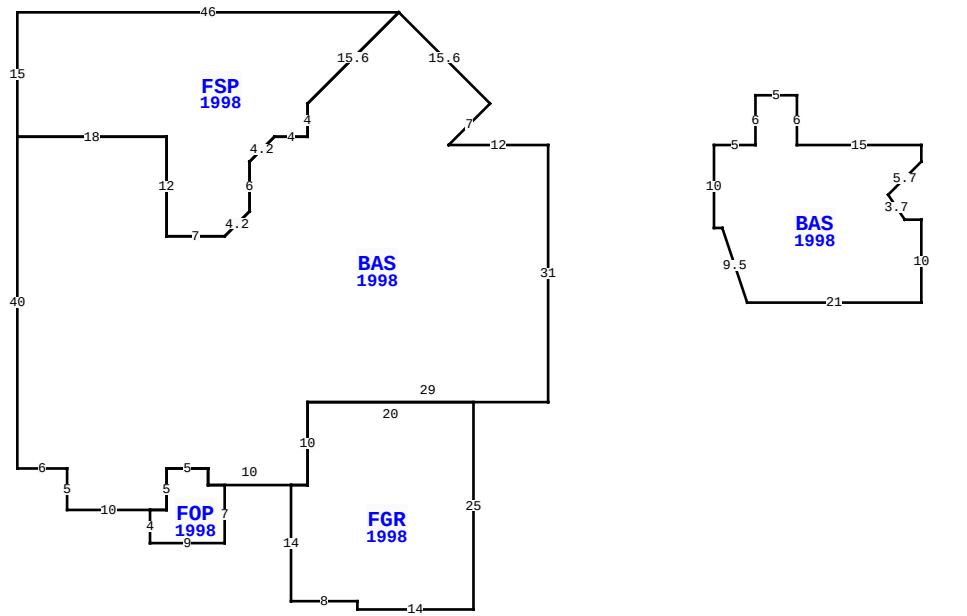
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	466	100	1998	466	67,146
BAS	2,482	100	1998	2,482	357,636
FGR	522	55	1998	287	41,354
FOP	67	30	1998	20	2,882
FSP	706	40	1998	282	40,634
TOTALS	4,243			3,537	509,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,537	100.3500	166.58	589,193	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 1999 Heated Area: 2948 HX Base Yr 1999



96102 MARSH LAKES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		509,652
TOTAL MARKET OB/XF VALUE		17,476
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		777,128
SOH/AGL Deduction		429,808
ASSESSED VALUE		347,320
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,909
TOTAL JUST VALUE		777,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		772,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974318	NEW CONSTR	130,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/0045	7/10/1997	WD	Q	V		33,500

GRANTOR: AMELIA ISLAND CO

GRANTEE: BRIDWELL CRAIG S &

BUILDING NOTES

EXTRA FEATURES

LN	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	79	2,765	
2	1242	WD DECK A	0	100	0	0	60.00	SF	10.00	10.00	100	1998	1998	3	20	120	
5	0300	BOAT DCK W	0	100	0	0	2,139.00	SF	20.00	20.00	100	2004	2004	3	30	12,834	
6	0311	WD GANG WY	0	100	0	0	16.00	SF	22.50	22.50	100	2004	2004	3	20	72	
7	0303	FLT DOCK W	0	100	14	11	154.00	SF	13.00	13.00	100	2004	2004	3	30	601	
8	1242	WD DECK A	0	100	0	0	516.00	SF	10.00	10.00	100	2005	2005	3	21	1,084	

BUILDING DIMENSIONS

BAS=[YR=1998] W12 U5 R5 U11 L11 FSP=[YR=1998] W46 S15 E18 S12 E7 U3 R3 N6 U3 R3 E4 N4 U11 R11 $ D11 L11 S4 W4 D3 L3 S6 D3 L3 W7 N12 W18 S40 E6 S5 E10 FOP=[YR=1998] S4 E9 N7 W2 N2 W5 S5 W2$ E2 N5 E5 S2 E10 FGR=[YR=1998] S14 E8 S1 E14 N25 W20 S10 W2$ E2 N10 E29 N31$ PTR= E20 BAS=[YR=1998] E5 N6 E5 S6 E15 S2 L4 D4 D3 R2 E2 S10 W21 U9 L3 W1 N10 $ W20$.

LAND DESCRIPTION

TOTAL OB/XF 17,476

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS