LOT 18
IN OR 1827/1881
MARSH LAKES PB 5/159-167

BUX CHRISTOPHER R & PATRICIA M
96108 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2026

37-2N-28-1320-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

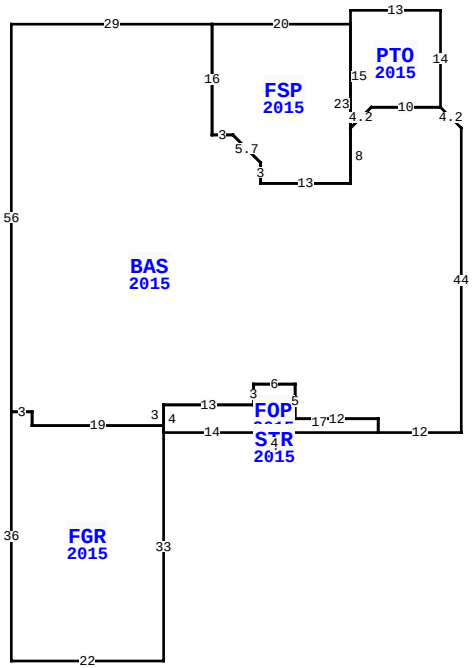
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,069	100	2015	3,069	508,764
FGR	754	55	2015	415	68,797
FOP	118	30	2015	35	5,803
FSP	419	40	2015	168	27,850
PTO	187	5	2015	9	1,492
STR	8	10	2015	1	166
TOTALS	4,555			3,697	612,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,697	105.1200	174.50	645,126	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2016 Heated Area: 3069 HX Base Yr 2016



96108 MARSH LAKES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		612,870
TOTAL MARKET OB/XF VALUE		27,938
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		890,808
SOH/AGL Deduction		252,893
ASSESSED VALUE		637,915
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		586,504
TOTAL JUST VALUE		890,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		884,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429313	CO ISSUED	0	04/08/2015
B1429313	NEW CONSTR	387,280	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1827/1881	12/03/2012	WD	Q	V	02	133,800
GRANTOR: AMERIS BANK						
GRANTEE: BUX CHRISTOPHER R &						
1779/0599	2/08/2012	WD	U	V	12	158,800
GRANTOR: MCGRATH EILEEN & STEP						
GRANTEE: AMERIS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 PTO=[YR=2015] N14 W13 S2 FSP=[YR=2015] W20 S16 E3 D4 R4 S3 E13 N23$ S15 U3 R3 E10$ W10 D3 L3 S8 W13 N3 U4 L4 W3 N16 W29 S56 FGR=[YR=2015] S36 E22 N33 FOP=[YR=2015] E14 STR=[YR=2015] S2 E4 N2 W4$ E17 N2 W12 N5 W6 S3 W13 S4$ N1 W19 N2 W3$ E3 S2 E19 N3 E13 N3 E6 S5 E12 S2 E12 N44$.

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
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	60	600	
4	0300	BOAT DCK W	0	100	0	0	895.00	SF	40.00	40.00	100	2015	2015	3	71	25,418	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 27,938

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