LOT 20
IN OR 2478/1672
MARSH LAKES PB 5/159-167

LATORRE SUSAN M/SOUTHWICK ROBERT I
88001 MARSH LAKES CT
FERNANDINA BEACH, FL 32034

2026

37-2N-28-1320-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

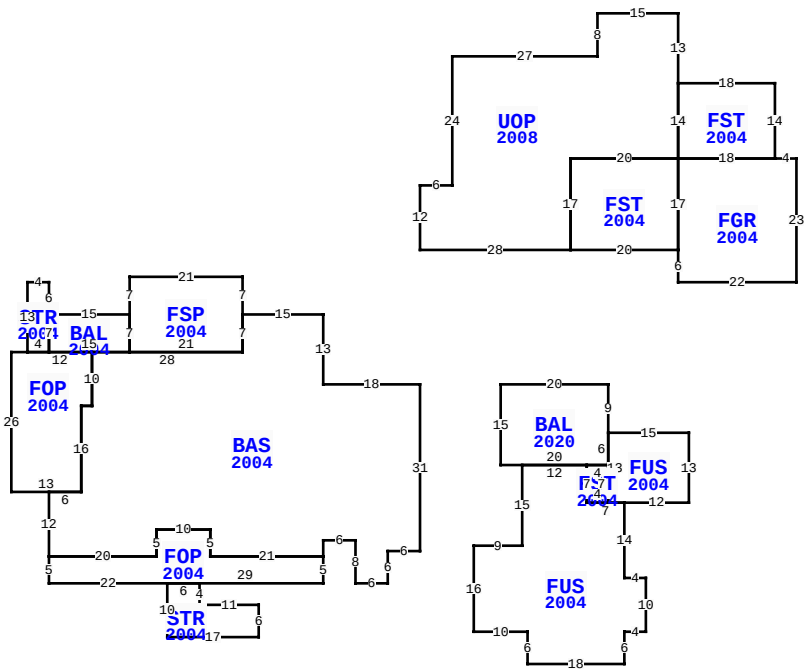
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	105	15	2004	16	2,268
BAL	300	15	2020	45	6,377
BAS	2,399	100	2004	2,399	339,973
FGR	506	55	2004	278	39,397
FOP	305	30	2004	92	13,038
FOP	358	30	2004	107	15,163
FSP	294	40	2004	118	16,723
FST	28	55	2004	15	2,126
FST	252	55	2004	139	19,699
FST	340	55	2004	187	26,500
TOTALS	7,456			4,714	668,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,714	95.2020	158.04	745,001	2004	2004	0	0	0	10.33	89.67

1 SFR CUST 100% - 2005 Heated Area: 3426 HX Base Yr 2005



** This building has 15 Sub-Areas

88001 MARSH LAKES CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		668,042
TOTAL MARKET OB/XF VALUE		14,857
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,032,899
SOH/AGL Deduction		474,448
ASSESSED VALUE		558,451
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		502,040
TOTAL JUST VALUE		1,032,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,013,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006518	DECK REPLACEMENT	17,000	08/01/2020
B25430	REPAIR/RRF	5,438	12/01/2011
B20722	REMODEL	2,000	11/01/2007
B031197	NEW CONSTR	458,250	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1672	7/06/2021	QC	U	I	11	100
GRANTOR: SOUTHWICK MARY L						
GRANTEE: LATORRE SUSAN M & R						
1041/0316	3/04/2002	TD	Q	V		240,000
GRANTOR: SCARPELLI KEVIN & C T						
GRANTEE: SOUTHWICK HENRY I I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 N13 W15 FSP=[YR=2004] N7 W21 S7 BAL=[YR=2004] W15 STR=[YR=2004] N6 W4 S13 FOP=[YR=2004] W3 S26 E13 N16 E2 N10 W12$ E4 N7$ S7 E15 N7$ S7 E21 N7$ S7 W28 S10 W2 S16 W6 S12 FOP=[YR=2004] S5 E22 STR=[YR=2004] S10 E17 N6 W11 N4 W6$ E29 N5 W21 N5 W10 S5 W20$ E20 N5 E10 S5 E21 N3 E6 S8 E6 N6 E6 N31$ PTR=N25 UOP=[YR=2008] N12E6 N24 E27 N8 E15 S13 FST=[YR=2004] E18 S14 FGR=[YR=2004] E4 S23 W22 N6 FST=[YR=2004] W20 N17 E20 S17$ N17 E18$ W18 N14$ S14 W20 S17 W28$ S25$ PTR= E15 BAL=[YR=2020] E20 S9 FUS=[YR=2004] E15 S13 W12 FUS=[YR=2004] S14 E4 S10 W4 S6 W18 N6 W10N16 E9 N15 E12 S7 E7 $ W3 FST=[YR=2004] W4 N7 E4 S7 $ N13 $ S6 W20 N15 $ W15 $.

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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	6,020	
4	0300	BOAT DCK W	0	100	0	0	553.00	SF	40.00	40.00	100	2004	2004	3	30	6,636	
5	0303	FLT DOCK W	0	100	0	0	160.00	SF	26.00	26.00	100	2004	2004	3	30	1,248	
6	0311	WD GANG WY	0	100	0	0	17.00	SF	45.00	45.00	100	2004	2004	3	20	153	
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 14,857

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	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS