

LOT 21
IN OR 1888/1945
MARSH LAKES PB 5/159-167

ARCHARD JON J & NICOLE C
88004 MARSH LAKES COURT
FERNANDINA BEACH, FL 32034

2026

37-2N-28-1320-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	06	BD/BATTEN 50			
Exterior Wall	14	WD SHINGLE 50			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories		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
BAS	3,727	100	1997	3,727	528,523
FGR	852	55	1997	469	66,508
FOP	188	30	1997	56	7,941
FOP	252	30	1997	76	10,778
FOP	288	30	1997	86	12,196
FSP	366	40	1997	146	20,704
FST	12	55	1997	7	992
FUS	1,540	100	1997	1,540	218,387
UOP	180	20	1997	36	5,105
TOTALS	7,405			6,143	871,134

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	6,143	103.5500	171.89	1,055,920	1997	1997	0	0	0 17.50	82.50

1 SFR CUST

0% - 0

Heated Area: 5267

HX Base Yr

Floor plan diagram showing various rooms and areas labeled with codes and years (1997):

- FGR 1997 (Top Left)
- FOP 1997 (Top Center)
- BAS 1997 (Center Left)
- FUS 1997 (Right)
- FOP 1997 (Bottom Center)
- FSP 1997 (Bottom Left)
- UOP 1997 (Bottom Right)

Dimensions are provided for various sections of the plan.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		871,134	
TOTAL MARKET OB/XF VALUE		63,336	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,284,470	
SOH/AGL Deduction		35,824	
ASSESSED VALUE		1,248,646	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,248,646	
TOTAL JUST VALUE		1,284,470	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,238,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004862	REPAIR/RRF	19,000	06/01/2020
973820	SWIM POOL	20,000	04/01/1997
97 3634	NEW CONSTR	175,000	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1888/1945	11/08/2013	WD	Q	I	02
GRANTOR: TOWNSEND JAMES M & BA					
GRANTEE: ARCHARD JON J & NIC					
0759/0912	5/10/1996	WD	Q	V	
GRANTOR: HENNING LAURENCE					
GRANTEE: TOWNSEND JAMES M &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1997] W10 FOP=[YR=1997] N6 W20 N2 W6 S2 W4 S6 E4 S2 E6 N2 E10 N2 E8 S2 E2 \$ W2 N2 W8 S2 W10 S2 W6 N2 W14 FGR=[YR=1997] N36 W11 N2 W12 S38 E23 \$ W23 S11 W15 S16 FST=[YR=1997] W4 S3 E4 N3 \$ S17 FSP=[YR=1997] S13 E38 N7 W10 N2 W12 N2 W10 N2 W6 \$ E6 S2 E10 S2 E12 S2 E10 FOP=[YR=1997] E40 N7 W6 S2 W7 N2 W10 S2 W7 N2 W10 S7 \$ N7 E10 S2 E7 N2 E10 S2 E7 N2 E6 N9 E10 N34 \$ PTR= E15 FUS=[YR=1997] E58 S16 UOP=[YR=1997] E2 S16 W18 FOP=[YR=1997] S4 W36 N8 E36 S4 \$ N4 E9 N12 E7 \$ W7 S12 W51 N28 \$ W15 \$.					

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
1	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1997	1997	05	85	51,000	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
4	1241	WD DECK G	0	0	3	7	21.00	UT	11.50	11.50	100	1997	1997	3	23	56	
5	0300	BOAT DCK W	0	0	0	0	720.00	SF	40.00	40.00	100	1997	1997	3	23	6,624	
8	1242	WD DECK A	0	0	0	0	520.00	SF	10.00	10.00	100	2006	2006	3	22	1,144	
11	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	1997	1997	3	23	957	
12	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	1997	1997	3	20	460	
13	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	400	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000131	C	RES CREEK	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000