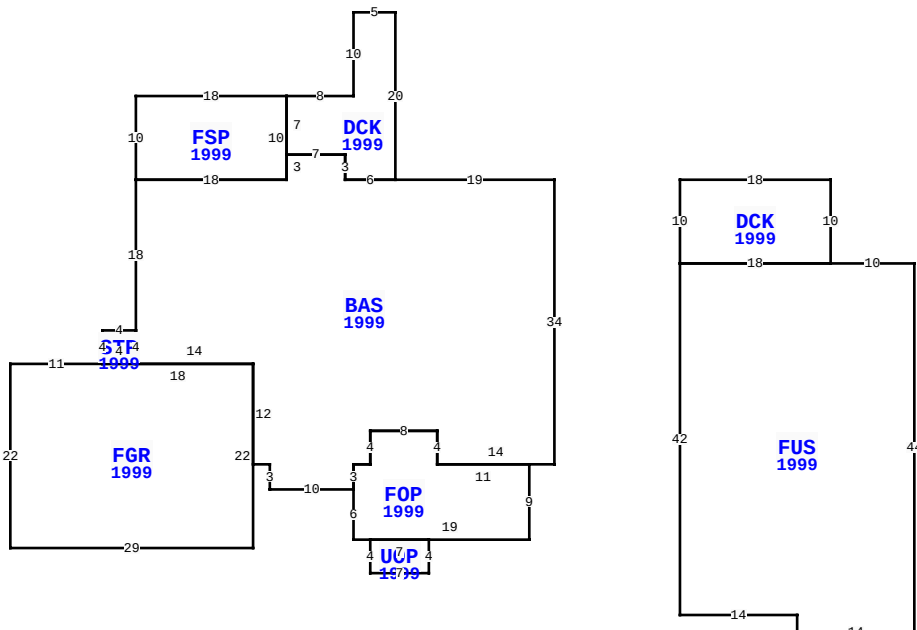


WITHROW ROBERT P & DIANE C
96136 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0029-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 100					0500	01	3,286	101.2000	167.99	552,015	1999	1999	0	0	12.75	87.25	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100					1 SFR CUST 100% - 2000 Heated Area: 2755 HX Base Yr 2000												Tax Group: 7 Tax Dist:									
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE 481,633									
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 2,842									
Interior Floor	14	CARPET 80																	TOTAL LAND VALUE - MARKET 332,500									
Interior Floor	12	HARDWOOD 20																	TOTAL MARKET VALUE 816,975									
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction 429,784									
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE 387,191									
Bedrooms		3 100																	TOTAL EXEMPTION VALUE HX HB 51,411									
Bathrooms		2.5 100																	BASE TAXABLE VALUE 335,780									
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE 816,975									
Stories	2.	2. 100																	NCON VALUE 0									
Units	0	0 100					INCOME VALUE																					
Occupancy	00	NONE 100					PREVIOUS YEAR MKT VALUE 805,527																					
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	1,551	100	1999	1,551	227,332																							
DCK	159	10	1999	16	2,345																							
DCK	180	10	1999	18	2,638																							
FGR	638	55	1999	351	51,446																							
FOP	221	30	1999	66	9,673																							
FSP	180	40	1999	72	10,553																							
FUS	1,204	100	1999	1,204	176,472																							
STP	16	10	1999	2	293																							
UOP	28	20	1999	6	879																							
TOTALS		4,177			3,286	481,633																						
EXTRA FEATURES							96136 MARSH LAKES DR, FERNANDINA BEACH										BLD DATE			LGL DATE			03/19/2024			MLU		
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800													
3	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00	100	1999	1999	3	20	42													