

LOT 36
IN OR 1925/1303
MARSH LAKES PB 5/159-167

LOHR REVOCABLE TRUST/LOHR JOHN W III TRUSTEE
96166 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2026

37-2N-28-1320-0036-0000



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	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	17	CB STUCCO 50	0500	01	4,979	94.6000	157.04	781,902	2009	2009	0	0	0	7.75	92.25	VALUATION SUMMARY																									
Exterior Wall	31	HARDIE BRD 50	1 SFR CUST 100% - 2010													Heated Area: 3509													HX Base Yr 2010												
Roof Structure	03	GABLE/HIP 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	12	HARDWOOD 70																																							
Interior Floor	14	CARPET 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		3.5 100																																							
Frame	03	MASONRY 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																																							
NEIGHBORHOOD/LOC	4015.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	182	100	2009	182	26,366																																				
BAS	2,422	100	2009	2,422	350,874																																				
BAS	20	100	2012	20	2,898																																				
FGR	1,478	55	2009	813	117,779																																				
FOP	150	30	2009	45	6,519																																				
FOP	166	30	2009	50	7,243																																				
FOP	273	30	2009	82	11,879																																				
FOP	500	30	2009	150	21,730																																				
FST	25	55	2009	14	2,029																																				
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TOTALS	7,009			4,979	721,305																																				
EXTRA FEATURES						96166 MARSH LAKES DR, FERNANDINA BEACH																																			
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	2009	2009	3	91	3,185																									
2	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2009	2009	3	100	20,000																									
TOTAL OB/XF 23,185																																									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR																	
1	000116	C	RES MARSH	100	0006	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																																									