

KEENAN WALTER R IRREVOCABLE 2026 QUALIFIED PERSONA
96190 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0041-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 100
08 IRREGULAR 100

Roof Structur

08 CLAY TILE 90
11 SLATE 10

Interior Wall

05 DRYWALL 50
08 DECORATIVE 50

Interior Floo

14 CARPET 60
12 HARDWOOD 40

Air Condition

03 CENTRAL 100
04 AIR DUCTED 100
4 100

Bathrooms

5 100
02 WOOD FRAME 100
2. 2. 100

Units

0 100
Occupancy 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

4,890

100

1997

4,890

999,750

FGR

902

55

1997

496

101,406

FGR

264

55

2007

145

29,645

FOP

144

30

1997

43

8,791

FSP

1,336

40

2007

534

109,175

FST

54

55

1997

30

6,134

FST

84

55

1997

46

9,405

FUS

282

100

1997

282

57,654

FUS

1,188

100

1997

1,188

242,884

STP

90

10

2007

9

1,840

TOTALS

9,434

7,703

1,574,861

EXTRA FEATURES

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

4 0860 POOL/SPA 0 100 0 0 1.00 UT 60,000.00 60,000.00 100 1997 1997 05 85 51,000

6 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1997 1997 3 77 1,540

7 1125 CB/STC 6" 0 100 0 0 294.00 SF 7.35 7.35 100 1997 1997 3 70 1,513

8 0300 BOAT DCK W 0 100 0 0 7,489.00 SF 40.00 40.00 100 2005 2005 3 32 95,859

12 0303 FLT DOCK W 0 100 10 20 200.00 SF 26.00 26.00 100 2005 2005 3 32 1,664

13 0310 AL GANG WY 0 100 0 0 20.00 LF 115.00 115.00 100 2005 2005 3 21 483

14 0350 CARPORT WD 0 100 20 30 600.00 SF 13.00 13.00 100 2005 2005 3 21 1,638

15 0317 DCK PLNG W 0 100 0 0 3.00 UT 1,000.00 1,000.00 100 2005 2005 3 21 630

16 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 1998 1998 3 20 1,000

17 0322 BOAT LFT L 0 100 0 0 1.00 UT 1,500.00 1,500.00 100 2007 2007 3 24 360

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 2.00 LT 1.00 1.00 350,000.00 350,000.00 700,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 11 7,703 143.2116 237.73 1,831,234 1997 1997 0 0 0 14.00 86.00

Heated Area: 6360

HX Base Yr 2020

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 7 Tax Dist:

BUILDING MARKET VALUE 1,574,861

TOTAL MARKET OB/XF VALUE 155,687

TOTAL LAND VALUE - MARKET 700,000

TOTAL MARKET VALUE 2,430,548

SOH/AGL Deduction 740,375

ASSESSED VALUE 1,690,173

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 1,638,762

TOTAL JUST VALUE 2,430,548

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 2,388,998

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2878/209 6/23/2026 SW U I 11 100

GRANTOR: KEENAN WALTER R

GRANTEE: KEENAN WALTER R IRR

2243/0858 12/05/2018 WD Q I 01 1,460,000

GRANTOR: DAY SARA E

GRANTEE: KEENAN WALTER R

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W8 FST=[YR=1997] W14 BAS=[YR=1997] W5
FSP=[YR=2007] N8 W22 N14 W22 STP=[YR=2007] N6 W15 S6 E15\$ W37
S24 E14 N10 E30 S10 E37 N2\$ S2 W37 N10 W30 S10 W37 S16 W20
S16 E20 S3 E10 S2 E19 N2 E8 S8 E6 S7 FOP=[YR=1997] S8 E18 N8
W18\$ E18 N7 E6 N8 E7 S5 R4 D4 E5 R4 U4 N5 E16 S4 E3
FGR=[YR=2007] S12 E22 N12 W22\$ E3 N11 W6 N5 E6 N6
FST=[YR=1997] N9 W6 S9 E6\$ W6 N9 E6 N10\$ S6 E14 N6\$ S6 W14 S4
W6 S9 E6 S6 W6 S5 E6 S11 E22 N41\$ PTR=N15 FUS=[YR=1997] N13
E30 FUS=[YR=1997] N33 UOP=[YR=1997] N10 E20 S10 W20\$ E36 S33
W36\$ S13 W6 N6 W18 S6 W6\$ S15\$.