LOT 9
MARSH LAKES PB 5/159-167

DUTTA SARAH
96074 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

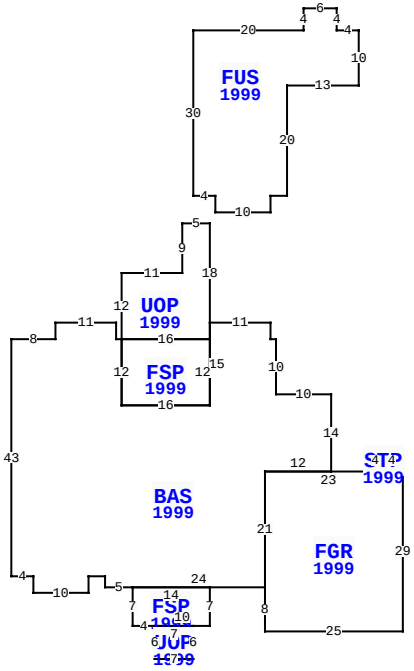
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	288,296
FGR	725	55	399	54,056
FSP	98	40	39	5,284
FSP	192	40	77	10,432
FUS	694	100	694	94,022
STP	12	10	1	135
UOP	42	20	8	1,084
UOP	237	20	47	6,368
TOTALS	4,128		3,393	459,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,393	104.0520	156.08	529,579	1999	1999	0	0	0	13.20	86.80

1 SFR CUST – 100% - 2006 Heated Area: 2822 HX Base Yr 2006



96074 MARSH LAKES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		459,675
TOTAL MARKET OB/XF VALUE		36,609
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		746,284
SOH/AGL Deduction		325,233
ASSESSED VALUE		421,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		371,051
TOTAL JUST VALUE		746,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103644	ROOF	0	03/25/2021
B16449	SCRN RM	6,000	01/01/2005
B0515509	SWIM POOL	35,885	01/01/2005
985292	NEW CONSTR	145,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/1847	5/07/2021	QC	U	I	11	100
GRANTOR: DUTTA UTPAL & SARAH						
GRANTEE: DUTTA SARAH						
2450/0317	11/12/2020	QC	U	I	11	100
GRANTOR: DUTTA UTPAL						
GRANTEE: DUTTA SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 UOP=[YR=1999] N18 W5 S9 W11 S12
FSP=[YR=1999] S12 E16 N12 W16$ E16 N3$ S15 W16 N12 W1 N3 W11
S3 W8 S43 E4 S3 E10 N3 E3 S2 E5 FSP=[YR=1999] S7 E4
UOP=[YR=1999] S6 E7 N6 W7$ E10 N7 W14$ E24 FGR=[YR=1999] S8
E25 N29 W2 STP=[YR=1999] N4 W3 S4 E3$ W23 S21$ N21 E12 N14
W10 N10 W1 N3$ PTR=N20 FUS=[YR=1999] N3 E3 N20 E13 N10 W4 N4
W6 S4 W20 S30 E4 S3 E10$ S20$.

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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	77	360	
3	0810	CONCRETE A	0	100	54	20	1,080.00	SF	6.50	6.50	100	1999	1999	3	77	5,405	
4	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1999	1999	3	20	64	
5	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2005	2005	3	40	16,184	
6	0845	KOOL DECK	0	100	0	0	524.00	SF	7.25	7.25	100	2005	2005	3	86	3,267	
7	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50	17.50	100	2005	2005	3	24	4,200	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
9	0462	ST/AL FNC	0	100	234	0	936.00	SF	10.00	10.00	100	2005	2005	3	40	3,744	

LAND DESCRIPTION

TOTAL OB/XF 36,609

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS