

LOT 89
IN OR 2143/1792
MARSH LAKES PB 5/159-167

KRASAVAGE BRIAN D & ELLEN M
96133 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0089-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
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	352	100	352	51,177
BAS	1,971	100	1,971	286,560
FGR	882	55	485	70,513
FOP	60	30	18	2,617
FOP	64	30	19	2,762
FUS	763	100	763	110,931
STR	36	10	4	582
USP	272	30	82	11,922
UUS	322	50	161	23,408
TOTALS	4,722		3,855	560,472

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,855	107.1000	160.65	619,306	1998	2004	0	0	9.50	90.50

1 SFR CUST - 100% - 2018

Heated Area: 3086

HX Base Yr 2018

The site map illustrates the layout of a property with several distinct areas, each labeled with a code and year. The areas are: USP 2017 (top left), BAS 1998 (middle left), FOP 1998 (top right), FUS 1998 (middle right), UUS 2017 (bottom right), FGR 1998 (bottom left), and STR 1998 (bottom left, adjacent to FGR 1998). Dimensions are provided for each area and the overall lot. The lot is bounded by 16 on the top, 16 on the right, 37 on the bottom, and 52 on the left. The areas are connected by paths with dimensions: 7, 2.9, 7, 16, 18, 12, 4, 21, 4.2, 6, 4.2, 4, 16, 4, 26, 22, 16, 10, 24, 12, 6, 4, 20, 4, 4, 4, 6, 11, 11, 8, 3, 23, 14, 23, 14, 29, 8, 16, 36, 24, 2, 2.

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

ML