LOT 91
IN OR 2084/577
MARSH LAKES PB 5/159-167

FOSS SARA C FAMILY TRUST/FOSS SARA C TRUSTEE
96125 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

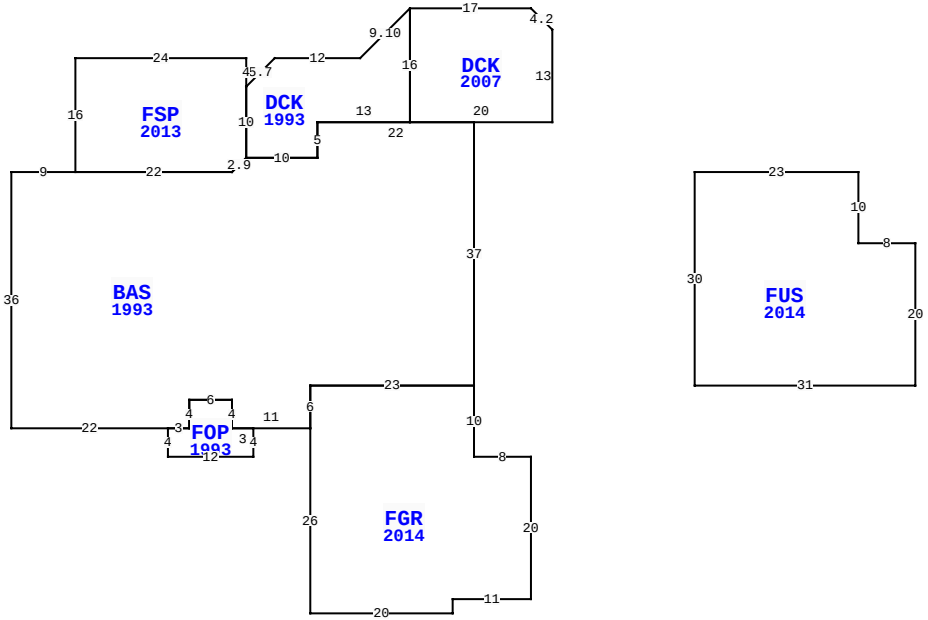
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,354	100	2,354	313,869
DCK	274	10	27	3,600
DCK	316	10	32	4,267
FGR	890	55	490	65,333
FOP	72	30	22	2,934
FSP	382	40	153	20,400
FUS	850	100	850	113,334
TOTALS	5,138		3,928	523,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,928	100.4400	150.66	591,792	1988	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2014 Heated Area: 3204 HX Base Yr 2014



96125 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		523,736
TOTAL MARKET OB/XF VALUE		14,094
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		762,830
SOH/AGL Deduction		336,099
ASSESSED VALUE		426,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,731
TOTAL JUST VALUE		762,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007661	REMODEL	5,000	09/01/2020
B1902087	REMODEL	0	03/01/2019
B1429074	CONCRETE	4,000	07/01/2014
B1428431	ADD 1065 SF	68,538	03/01/2014
E1326144	445SFSCRN	0	05/01/2013
B23645	REMODEL	25,000	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0577	11/19/2016	QC	U	I	11	100
GRANTOR: FOSS GEORGE E III						
GRANTEE: FOSS SARA C FAMILY						
1987/1968	6/22/2015	SW	U	I	11	100
GRANTOR: FOSS SARA C FAMILY TR						
GRANTEE: FOSS SARA C FAMILY						

BUILDING NOTES

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
1	0811	CONCRETE B	0	100	0	0	1,302.00	SF	5.20	5.20	100	1988	1988	3	54.5	3,690	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
3	0300	BOAT DCK W	0	100	0	0	224.00	SF	40.00	40.00	100	1994	1994	3	20	1,792	
4	0920	CWALL-WD/M	0	100	0	0	94.00	LF	390.00	390.00	100	1994	1994	3	20	7,332	

BUILDING DIMENSIONS

DCK=[YR=2007] U3 L3 W17 DCK=[YR=1993] D7 L7 W12 D4 L4
FSP=[YR=2013] N4 W24 S16 BAS=[YR=1993] W9 S36 E22
FOP=[YR=1993] S4 E12 N4 W3 N4 W6 S4 W3 $ E3 N4 E6 S4 E11
FGR=[YR=2014] S26 E20 N2 E11 N20 W8 N10 W23 S6$ N6 E23 N37
W22 S5 W10 D2 L2 W22 $ E22 U2 R2 N10 $S10 E10 N5 E13 N16
$ S16 E20 N13 $ PTR= S20 E20 FUS=[YR=2014] E23 S10 E8 S20
W31 N30$ N20 W20 $.

LAND DESCRIPTION

TOTAL OB/XF 14,094

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/20/2020 BY KWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS