

LOT 2
IN OR 1377/1906
FPL ESMT OR 399/337

BRESKO KENNETH M & JOAN L
96281 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5055-0002-0000



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 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2,676	287,814
DCK	272	10	27	2,904
FEP	150	80	120	12,907
FEP	250	80	200	21,511
FGR	897	55	493	53,024
FOP	36	30	11	1,183

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,527	102.3435	121.53	428,636	1999	1999	0	0	0	11.50 88.50

1 SNGL FAM - 100% - 2007

Heated Area: 2676

HX Base Yr 2007

The floor plan diagram illustrates a residential layout with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- DCK 2007**: A rectangular area on the left with a width of 17 and a height of 16.
- FEP 2018**: Two rectangular areas stacked vertically on the right side of the DCK area. The top one has a width of 6 and a height of 6. The bottom one has a width of 10 and a height of 10.
- BAS 1999**: A large rectangular area in the center with a width of 42 and a height of 42.
- FOP 1999**: A small rectangular area below the BAS area with a width of 6 and a height of 6.
- FGR 1999**: A large rectangular area at the bottom right with a width of 39 and a height of 39.

Dimensions are also provided for various segments and connections between these areas, such as 16, 25, 4, 7, 16, 4, 41, 12, 7, 4, 8, 12, 23, 39, and 23.

BLD DATE

LGL DATE

TOTALS		4,281		3,527		379,343		96281 MARSH HEN RD, FERNANDINA BEACH				XF DATE				LAND DATE		06/06/2023		MLU	
												INC DATE				AG DATE					
L	OB/XF	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES
N	CODE												COND		ON	ACTUAL		COND	VALUE		
1	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	1999	1999	3	84	2,940	
2	0810	CONCRETE A		0	100	0	0	1,728.00		SF	6.50		6.50		100	1999	1999	3	79	8,873	
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