LOT 94
IN OR 949/57
MARSH LAKES PB 5/159-167

KUBLBOCK JOHN J & DENISE H
96109 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0094-0000

BUILDING CHARACTERISTICS

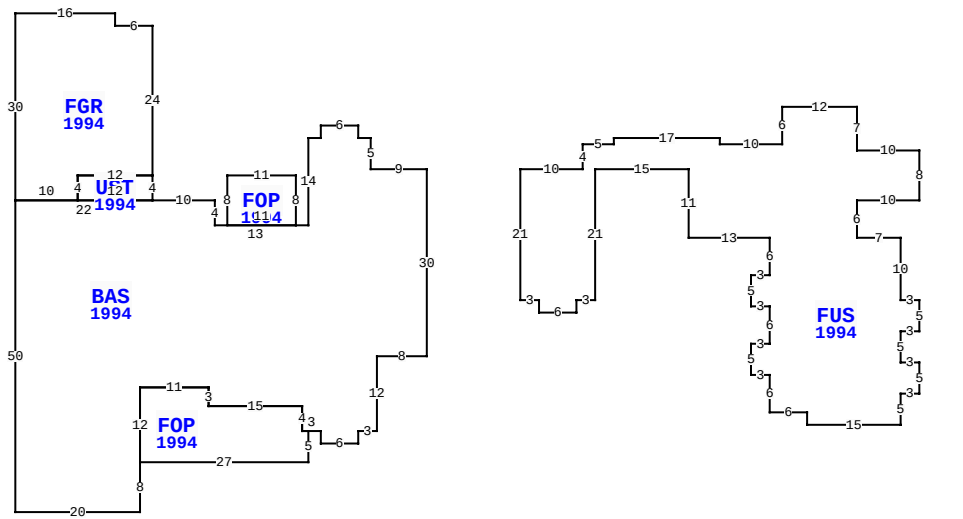
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,578	100	2,578	308,499
FGR	600	55	330	39,490
FOP	88	30	26	3,111
FOP	272	30	82	9,813
FUS	1,584	100	1,584	189,551
UST	48	45	22	2,633
TOTALS	5,170		4,622	553,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,622	93.3100	139.96	646,895	1994	1994	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2001 Heated Area: 4162 HX Base Yr 2001



96109 MARSH LAKES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		553,095
TOTAL MARKET OB/XF VALUE		13,462
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		791,557
SOH/AGL Deduction		381,474
ASSESSED VALUE		410,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		360,083
TOTAL JUST VALUE		791,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00818	GARAGE	14,393	03/01/1994
93 0642	NEW CONSTR	211,900	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/0057	9/12/2000	WD	Q	I		475,000
GRANTOR: D'AQUINO PETER & NORM						
GRANTEE: KUBLBOCK JOHN J & D						
0778/0928	12/04/1996	WD	Q	I		305,000
GRANTOR: KUBLBOCK JOHN J & DEN						
GRANTEE: D'AQUINO PETER & NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 N5 W2 N2 W6 S2 W2 S14 W2 FOP=[YR=1994] N8 W11 S8 E11 $ W13 N4 W10 UST=[YR=1994] N4 FGR=[YR=1994] N24 W6 N2 W16 S30 E10 N4 E12 $ W12 S4 E12 $ W22 S50 E20 N8 FOP=[YR=1994] E27 N5 W1 N4 W15 N3 W11 S12 $ N12 E11 S3 E15 S4 E3 S2 E6 N2 E3 N12 E8 N30 $ PTR= E15 FUS=[YR=1994] E10N4 E5 N1 E17 S1 E10 N6 E12 S7 E10 S8 W10 S6 E7 S10 E3 S5 W3 S5 E3 S5 W3 S5 W15 N2 W6 N6 W3 N5 E3 N6 W3 N5 E3 N6 W13 N11 W15 S21 W3 S2 W6 N2 W3 N21 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	2,308.00	SF	4.00	4.00	100	1994	1994	3	68	6,278	
2	0920	CWALL-WD/M	0	100	0	0	43.00	LF	390.00	390.00	100	1998	1998	3	20	3,354	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1998	1998	3	75	1,950	
4	0300	BOAT DCK W	0	100	0	0	164.00	SF	40.00	40.00	100	1998	1998	3	26	1,706	
5	1126	CB/STC 8"	0	100	0	0	32.00	SF	8.00	8.00	100	1994	1994	3	68	174	

LAND DESCRIPTION

TOTAL OB/XF 13,462

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS