

LOT 3
MARSH LAKES PB 5/159-167

FLOYD JOHN THOMAS JR &/GUNNELS NANCY LEANNE
96054 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0003-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	2,052	100
DCK	295	10
FGR	384	55
FOP	46	30
FSP	195	40
FUS	957	100
TOTALS	3,929	
		3,342
		607,618

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,342	132.2629	208.98	698,411	1998	1998	0	0	0 13.00	87.00

1 SFR CUST - 0% - 2024