

LOT 13
IN OR 2125/1471
MARSH LAKES PB 5/159-167

BLACKBURN JAMES R JR & CARLA S
96090 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0013-0000



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 60			
Interior Floo	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	2,703	100	1998	2,703	382,842
FGR	441	55	1998	243	34,417
FOP	74	30	1998	22	3,116
FSP	200	40	2007	80	11,331
STR	25	10	2007	2	284
STR	50	10	2016	5	708
TOTALS	3,493			3,055	432,698

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,055	103.0400	162.80	497,354	1998	1998	0	0	0	13.00	87.00
1 SFR CUST - 100% - 2018												
Heated Area: 2703												
HX Base Yr 2018												
The diagram is a floor plan of a building with several rooms and corridors. The rooms are labeled with blue text: BAS 1998, FGR 1998, FOP 1998, FSP 2007, STR 2007, and STR 2016. The dimensions of the rooms and corridors are provided in black text. The layout includes a large central area (BAS 1998) with a smaller room (FGR 1998) to its left. To the right of the central area is a corridor (FSP 2007) leading to a room (FOP 1998) and a smaller room (STR 2016). A small room (STR 2007) is located above the FOP 1998 room. The diagram also shows a large room (FGR 1998) with a smaller room (FOP 1998) to its right. The dimensions of the rooms and corridors are provided in black text.												