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

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

2025

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

BUILDING CHARACTERISTICS

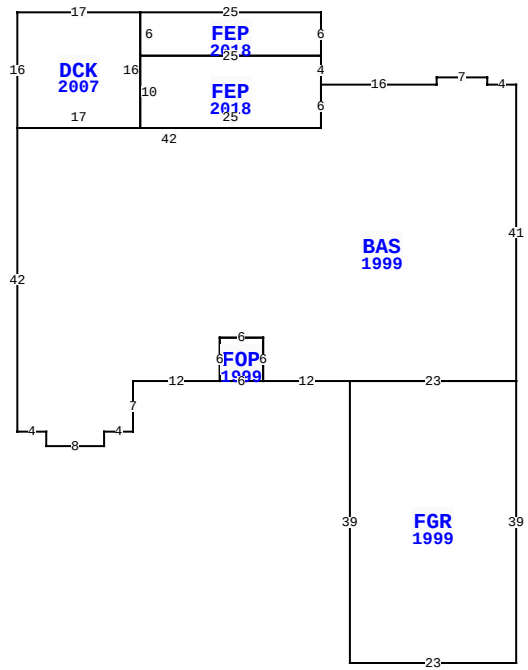
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	1999	2,676	382,601
DCK	272	10	2007	27	3,861
FEP	150	80	2018	120	17,157
FEP	250	80	2018	200	28,595
FGR	897	55	1999	493	70,487
FOP	36	30	1999	11	1,572
TOTALS	4,281			3,527	504,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,527	123.7869	163.40	576,312	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2007 Heated Area: 2676 HX Base Yr 2007



96281 MARSH HEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,273
TOTAL MARKET OB/XF VALUE		11,259
TOTAL LAND VALUE - MARKET		255,200
TOTAL MARKET VALUE		770,732
SOH/AGL Deduction		378,738
ASSESSED VALUE		391,994
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,272
TOTAL JUST VALUE		770,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905761	NEW CONSTR	153,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1906	12/30/2005	WD	Q	I		550,000
GRANTOR: KARST THEODORE G & DE						
GRANTEE: BRESKO KENNETH M &						
0795/0341	6/02/1997	WD	Q	V		52,000
GRANTOR: MCKENDREE GARY W & PA						
GRANTEE: KARST THEODORE G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 N1 W7 S1 W16 FEP=[YR=2018] N4 FEP=[YR=2018] N6 W25 DCK=[YR=2007] W17 S16 E17 N16$ S6 E25$ W25 S10 E25 N6$ S6 W42 S42 E4 S2 E8 N2 E4 N7 E12 FOP=[YR=1999] E6N6 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1999] S39 E23 N39W23 $ E23 N41 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,728.00	SF	6.50	6.50	100	1999	1999	3	75	8,424	

LAND DESCRIPTION

TOTAL OB/XF 11,259

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	000116	C	RES MARSH	100		RSF-	1100.00	470.00	100.00	FF	5	1.16	1.00	1.16	2,200.00	2,552.00	255,200							

REVIEW DATE 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 255,200 Market: 0 Agricultural: 0 Common: 255,200 PRINTED 07/30/2025 BY SYS