

LOT 3
FPL ESMT OR 399 PG 337
BARNWELL PLANTATION PB 5/34

WATKINS SHEROLD & VILAIPORN LE/
96257 MARSH HEN LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5055-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1,388	147,568
BAS	84	100	84	8,930
FGR	440	55	242	25,729
FOP	276	30	83	8,825
FOP	276	30	83	8,825
FUS	1,216	100	1,216	129,282

TOTALS	3,680		3,096	329,158
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W

1	0500	FP-PRE FAB	0 100	0 0
2	0300	BOAT DCK W	0 100	0 0
3	0810	CONCRETE A	0 100	0 0
4	0810	CONCRETE A	0 100	0 0
5	0825	BRICK	0 100	0 0
6	0812	CONCRETE C	0 100	0 0
7	0855	CONC PAVER	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000116	C	SFR MARSH	100

REVIEW DATE	05/17/2018	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,096	103.5000	122.91	380,529	1994	1994	0	0	13.50	86.50
1 SNGL FAM - 100% - 2013 Heated Area: 2688 HX Base Yr											
96257 MARSH HEN RD, FERNANDINA BEACH											

TOTAL OB/XF											
41,196											

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41,196											

Total Acres:	0.00	Total Land Value:	230,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			329,158
TOTAL MARKET OB/XF VALUE			41,196
TOTAL LAND VALUE - MARKET			230,000
TOTAL MARKET VALUE			600,354
SOH/AGL Deduction			254,845
ASSESSED VALUE			345,509
TOTAL EXEMPTION VALUE			345,509
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			600,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			467,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326832	XFOB	6,373	01/01/2013
7937	NEW CONSTR	79,190	03/17/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2604/1442	11/22/2022	LE U	I	11	
GRANTOR: WATKINS SHEROLD C & V					
GRANTEE: WATKINS JAMES STONE					
0491/1284	6/01/1986	WD U	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1994] W20 FOP=[YR=1994] N6 W46 S6 BAS=[YR=1994] S18 BAS=[YR=2007] S14 FOP=[YR=1994] S6 E46 N6W46\$ E6 N14 W6\$ E6 S14 E40 N32 W46\$ E46\$ S22 E20 N22\$ PTR=E15 FUS=[YR=1994] E15 S16 E16 N16 E15 S32 W46 N32\$ W15\$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	230,000
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