



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,457	100	2,457	293,022
FGR	774	55	426	50,805
FOP	128	30	38	4,532
FOP	216	30	65	7,752
PTO	171	5	9	1,073

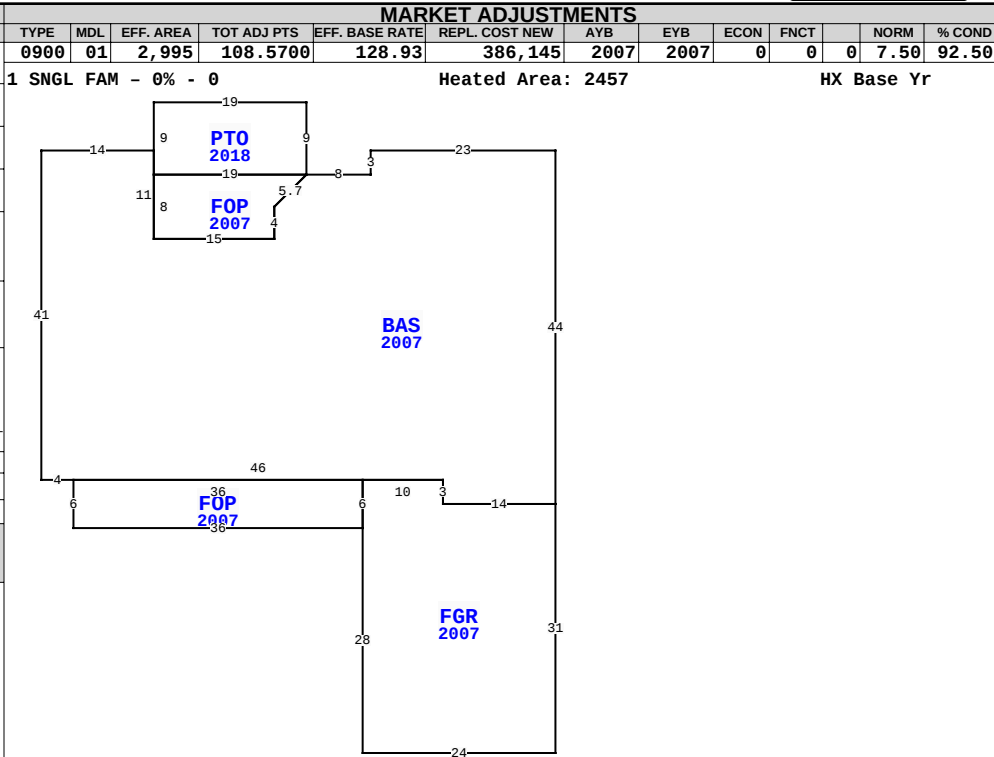
TOTALS	3,746		2,995	357,184
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EXTRA FEATURES

L N	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	0	0	0	1,551.00	SF	4.00	4.00	100	2007	2007	3	89	5,522	
2	0861	POOL GUNIT	0	0	0	0	422.00	SF	85.00	85.00	100	2011	2011	3	68	24,392	
3	1242	WD DECK A	0	0	0	0	122.00	SF	10.00	10.00	100	2011	2011	3	55	671	
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2011	2011	3	55	1,584	
5	0855	CONC PAVER	0	0	0	0	928.00	SF	10.00	10.00	100	2011	2011	3	93	8,630	
6	0911	SCRN RM A	0	0	19	9	171.00	SF	17.50	17.50	100	2018	2018	3	86	2,574	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	0003	RS-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	80,000.00	80,000.00	80,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96004 HIDDEN MARSH LN, FERNANDINA BEACH

TOTAL OB/XF																	43,373
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,184
TOTAL MARKET OB/XF VALUE		43,373
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		480,557
SOH/AGL Deduction		10,416
ASSESSED VALUE		470,141
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		470,141
TOTAL JUST VALUE		480,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802826	SCRN ENCLSR	2,390	04/01/2018
E18028	ELEC OTHER	6,500	09/01/2006
M12090	MECH OTHER	0	09/01/2006
C18406	CO ISSUED	0	08/01/2006
B18406	NEW CONSTR	236,808	08/01/2006
P11494	OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1750	8/06/2021	WD	Q	I	01	585,000

GRANTOR: CHRISTMAS CANDY						
GRANTEE: DANIELSON ANDREW K						
1947/0658	11/12/2014	WD	Q	I	02	322,500
GRANTOR: HARRIS KEVIN J						
GRANTEE: CHRISTMAS CANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W23 S3 W8 PTO=[YR=2018] N9 W19 S9 E19\$
FOP=[YR=2007] W19 S8 E15 N4 U4 R4 \$ L4 D4 S4 W15 N11 W14
S41 E4 FOP=[YR=2007] S6 E36 FGR=[YR=2007] S28 E24 N31 W14 N3
W10 S6\$ N6 W36\$ E46 S3 E14 N44 \$.