

LOT 8
IN OR 1375/1276
FIDDLERS WALK PB 5/237

BURLING DONALD & LORI
96022 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	HARDIE BRD 80								0900	01	2,288	107.4080	127.55	291,834	2000	2000	0	0	0	10.80	89.20	VALUATION BY																				
Exterior Wall	16	WD FR STUC 20								1 SNGL FAM - 100% - 2006										Heated Area: 2029										HX Base Yr 2006													
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										260,316													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										24,240													
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										80,000													
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE										364,556													
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										188,124																							
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										176,432																							
Bedrooms	3	100								TOTAL EXEMPTION VALUE										HX HB																							
Bathrooms	2	100								BASE TAXABLE VALUE										126,432																							
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										364,556																							
Stories	1.	1. 100								NCON VALUE										0																							
Units	0	100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										324,845																							
Quality																						03		Quality Level 03																			
DOR CODE																						0100		SINGLE FAMILY																			
MAP NUM																								MKT AREA								04											
NEIGHBORHOOD/LOC																						4021.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,691	100	1,691	192,393																																							
BAS	338	100	338	38,456																																							
FGR	400	55	220	25,030																																							
FOP	129	30	39	4,437																																							
TOTALS																						2,558		2,288		260,316																	
EXTRA FEATURES																						96022 HIDDEN MARSH LN, FERNANDINA BEACH																					
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	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	2000	2000	3	80	3,357																											
2	0911	SCRN RM A	0	100	39	28	1,092.00	SF	17.50	17.50	100	2001	2001	3	20	3,822																											
4	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2001	2001	3	29	10,008																											
5	0845	KOOL DECK	0	100	0	0	686.00	SF	7.25	7.25	100	2001	2001	3	82	4,078																											
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																											
LAND DESCRIPTION																						TOTAL OB/XF										24,240											
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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																										
REVIEW DATE 11/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																											