LOT 34
IN OR 1758/1549
FIDDLERS WALK PB 5/237

CHESHIRE TRICIA
96105 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

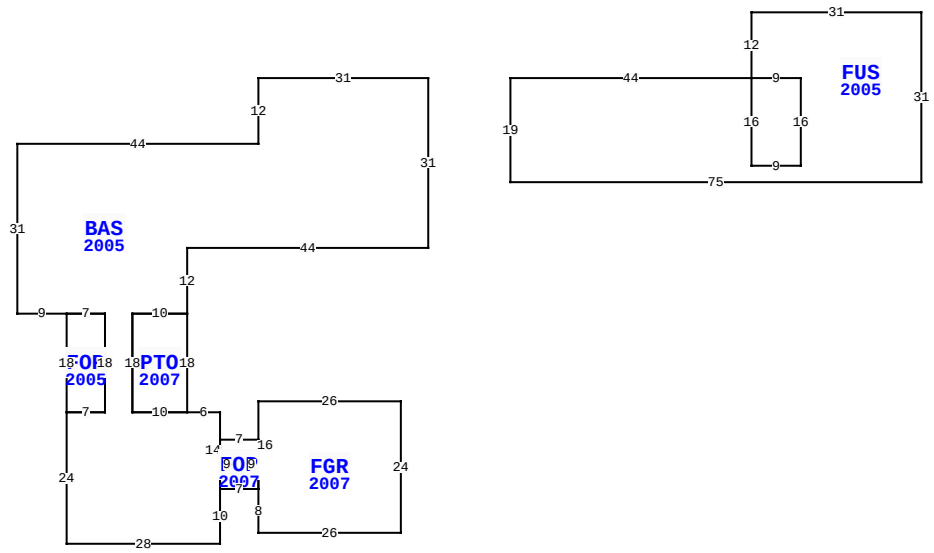
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,931	100	2,931	323,540
FGR	624	55	343	37,863
FOP	126	30	38	4,194
FOP	63	30	19	2,097
FUS	1,653	100	1,653	182,467
PTO	180	5	9	994
TOTALS	5,577		4,993	551,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,993	101.5875	120.64	602,356	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2013 Heated Area: 4584 HX Base Yr 2013



96105 HIDDEN MARSH LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		551,156
TOTAL MARKET OB/XF VALUE		8,855
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		640,011
SOH/AGL Deduction		297,870
ASSESSED VALUE		342,141
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,141
TOTAL JUST VALUE		640,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707123	REPAIR/RRF	925	11/01/2017
B18505	ADDITION	22,440	09/01/2006
R09703	REPAIR/RRF	900	09/01/2006
B0412459	NEW CONSTR	265,626	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/1549	9/19/2011	WD	U	I	11	275,000
GRANTOR: IFS PROPERTIES LLC						
GRANTEE: CHESHIRE TRICIA						
1750/0057	7/28/2011	WD	U	I	11	193,500
GRANTOR: COMPASS BANK						
GRANTEE: IFS PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31 S12 W44 S31 E9 FOP=[YR=2005] S18 E7 N18 W7$ E7 S18 W7 S24 E28 N10 FOP=[YR=2007] E7 FGR=[YR=2007] S8 E26 N24 W26 S16$ N9 W7 S9$ N14 W6 PTO=[YR=2007] N18 W10 S18 E10$ W10 N18 E10 N12 E44 N31$ PTR= E15 FUS=[YR=2005] E44S16 E9 N16 W9 N12 E31 S31 W75 N19 $ W15 $.

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	100	0	0	2,574.00	SF	4.00	4.00	100	2004	2004	3	86	8,855	

LAND DESCRIPTION

TOTAL OB/XF 8,855

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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