PT OF TRACT B
IN OR 2430/193
LIVE OAK PLANTATION PB 4/117

STILES TAMMY C L/E/
96156 MARSH HEN RD
FERNANDINA BEACH, FL 32034

**2023**

**46-3N-28-5102-000B-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

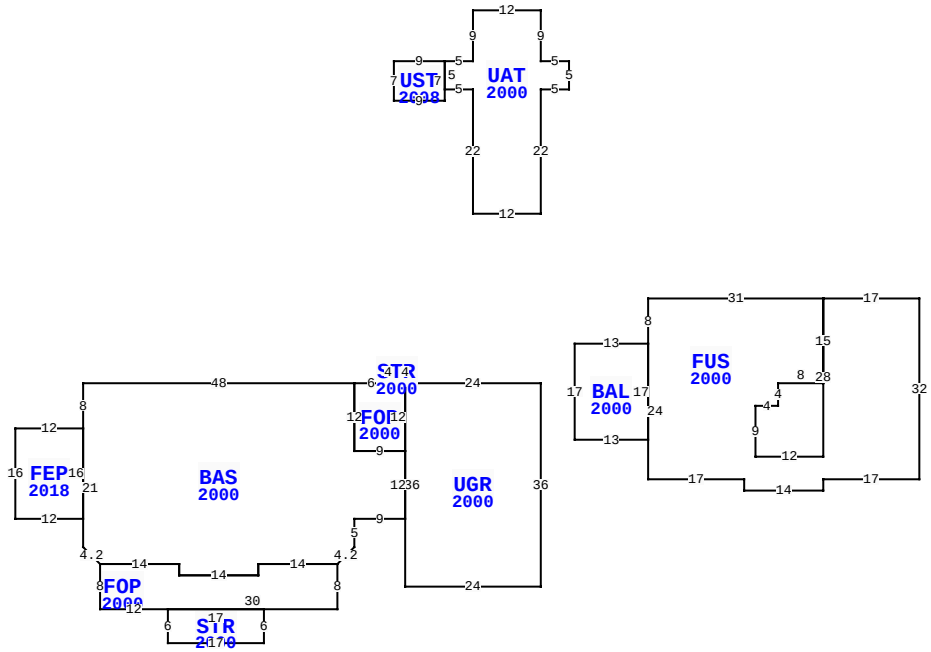
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 221 | 15 | 33 | 3,779 |
| BAS | 1,663 | 100 | 1,663 | 190,456 |
| FEP | 192 | 80 | 154 | 17,637 |
| FOP | 108 | 30 | 32 | 3,665 |
| FOP | 308 | 30 | 92 | 10,537 |
| FUS | 1,424 | 100 | 1,424 | 163,084 |
| STR | 12 | 10 | 1 | 115 |
| STR | 102 | 10 | 10 | 1,145 |
| UAT | 482 | 10 | 48 | 5,498 |
| UGR | 864 | 45 | 389 | 44,551 |
| TOTALS | 5,439 | | 3,874 | 443,670 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,874 | 108.3600 | 128.68 | 498,506 | 2000 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 3087 HX Base Yr 2019




** This building has 11 Sub-Areas

96156 MARSH HEN RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/06/2016 | KW | LGL DATE | |
| XF DATE | 04/25/2007 | RK | LAND DATE | 06/05/2023 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 | | 443,670 |
| TOTAL MARKET OB/XF VALUE | | 9,453 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 533,123 |
| SOH/AGL Deduction | | 141,648 |
| ASSESSED VALUE | | 391,475 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 341,475 |
| TOTAL JUST VALUE | | 533,123 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 450,398 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1701535 | REMODEL | 0 | 04/27/2017 |
| B1700791 | REMODEL- FSP TO F | 24,000 | 02/02/2017 |
| 9905993 | NEW CONSTR | 162,444 | 06/22/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2430/0193 | 1/27/2021 | LE | U | I | 11 | 100 |
| GRANTOR: STILES TAMMY C | | | | | | |
| GRANTEE: STILES ALISSA P & R | | | | | | |
| 2190/0524 | 4/11/2018 | QC | U | I | 11 | 100 |
| GRANTOR: STILES FRANK ALAN | | | | | | |
| GRANTEE: STILES TAMMY C | | | | | | |

## BUILDING NOTES

## 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 | 2,882.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 9,453 | |

## BUILDING DIMENSIONS

UGR=[YR=2000] W24 STR=[YR=2000] N4 W3 S4 FOP=[YR=2000] W6BAS=[YR=2000] W48 S8 FEP=[YR=2018] W12 S16 E12 N16 $ S21 D3 R3 FOP=[YR=2000] S8 E12STR=[YR=2000] S6 E17 N6W17$ E30 N8 W14 S2W14 N2 W14 $ E14 S2 E14 N2 E14 R3 U3 N5 E9 N12 W9 N12 $ S12 E9 N12 W3$E3$ S36 E24 N36 $ PTR= E50 FUS=[YR=2000] N15W31S8 BAL=[YR=2000] W13 S17E13N17$S24E17S2E14N2E17N32 W17S28W12N9E4N4E8$ W50PTR=N30 UAT=[YR=2000] N22E5N5W5N9 W12 S9 W5 UST=[YR=2008] W9S7E9N7$ S5E5S22E12$ S30 $ .

## LAND DESCRIPTION

TOTAL OB/XF 9,453

| 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 | 000115 | C | SFR ACRES | 100 | | RS-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 12/21/2018 BY KWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS