PT OF TRACT B
IN OR 2014/1647
LIVE OAK PLANTATION PB 4/117

RAY KAREN L
96268 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5102-000B-0030

BUILDING CHARACTERISTICS

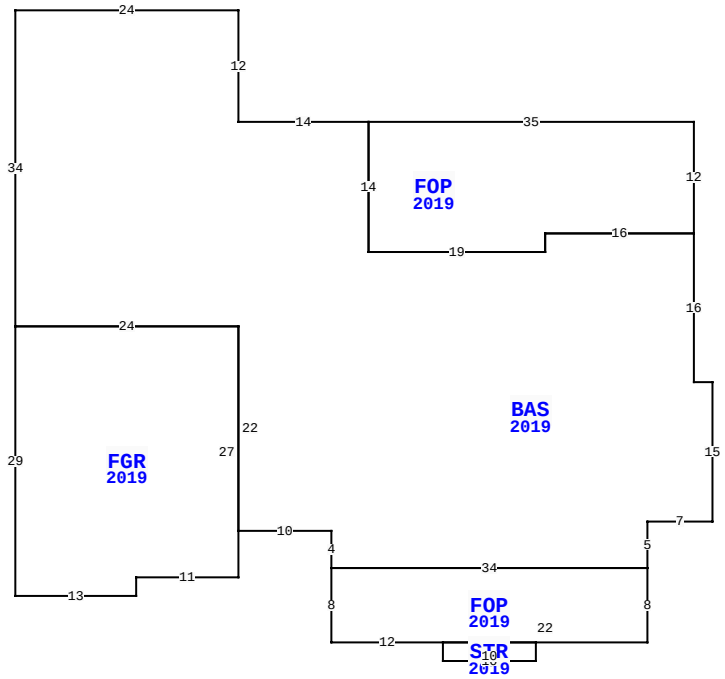
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,675	100	2,675	356,489
FGR	674	55	371	49,442
FOP	272	30	82	10,928
FOP	458	30	137	18,257
STR	20	10	2	267
TOTALS	4,099		3,267	435,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,267	113.5050	134.79	440,359	2019	2019	0	0	0	1.13	98.87

1 SNGL FAM – 100% - 2020 Heated Area: 2675 HX Base Yr 2020



96268 MARSH HEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		435,383
TOTAL MARKET OB/XF VALUE		91,666
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		607,049
SOH/AGL Deduction		179,507
ASSESSED VALUE		427,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,542
TOTAL JUST VALUE		607,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806491	CO ISSUED	0	09/25/2019
B1906667	SCRN ENCLRE	13,902	08/01/2019
19006679	SWIM POOL	47,500	06/21/2019
B1806491	NEW CONSTR	365,914	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/1647	11/17/2015	WD	Q	V	01	53,000
GRANTOR: DEBARTOLO JOHN C						
GRANTEE: RAY KAREN L						
0787/0952	3/17/1997	QC	U	V	06	100
GRANTOR: LOUM JAMES H & TANIA						
GRANTEE: DEBARTOLO JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W35 BAS=[YR=2019] W14 N12 W24 S34
FGR=[YR=2019] S29 E13 N2 E11 N27 W24$ E24 S22 E10 S4
FOP=[YR=2019] S8 E12 STR=[YR=2019] S2 E10 N2 W10$ E22 N8
W34$ E34 N5 E7 N15 W2 N16 W16 S2 W19 N14$ S14 E19 N2 E16
N12$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	62	4	248.00	SF	6.50	6.50	100	2019	2019	3	99	1,596	
2	0812	CONCRETE C	0	100	0	0	2,546.00	SF	4.00	4.00	100	2019	2019	3	99	10,082	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
4	0911	SCRN RM A	0	100	0	0	1,568.00	SF	17.50	17.50	100	2019	2019	3	90	24,696	
5	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	2019	2019	3	93	41,501	
6	0855	CONC PAVER	0	100	0	0	1,043.00	SF	10.00	10.00	100	2019	2019	3	99	10,326	

LAND DESCRIPTION

TOTAL OB/XF 91,666

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/08/2020 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS