

WHITE WILLIAM PIERCE & LORENA TORRES
96108 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2023

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	VALUATION BY		STANDARD								
Exterior Wall	20	FACE BRICK 100	0900	01	2,527	107.1600	127.25	321,561	1983	1995	0	0	0	20.25	79.75	Tax Group: 4	Tax Dist:							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022												Heated Area: 2097		HX Base Yr							
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 50																						
Interior Floo	14	CARPET 50																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	2.	2. 100																						
Units		0 100																						
BUD8 Adjustme	04	DIST 01 100																						
Occupancy	00	NONE 100																						
Quality					02	Quality Level 02																		
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	1,295	100	1,295	131,419																				
FGR	548	55	301	30,546																				
FOP	185	30	56	5,683																				
FOP	66	30	20	2,030																				
FST	96	55	53	5,378																				
FUS	802	100	802	81,389																				
TOTALS		2,992		2,527	256,445																			
EXTRA FEATURES					96108 MARSH HEN RD, FERNANDINA BEACH										BLD DATE 03/03/2023 NW LGL DATE 06/05/2023 MLU									
															XF DATE									
															INC DATE									
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120									