

TRACTS 25 & 24
IN OR 725/699 & OR 752/1520
LIVE OAK PLANTATION 2 UNR

CLARK JORETTA G TRUSTEE
96443 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5103-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

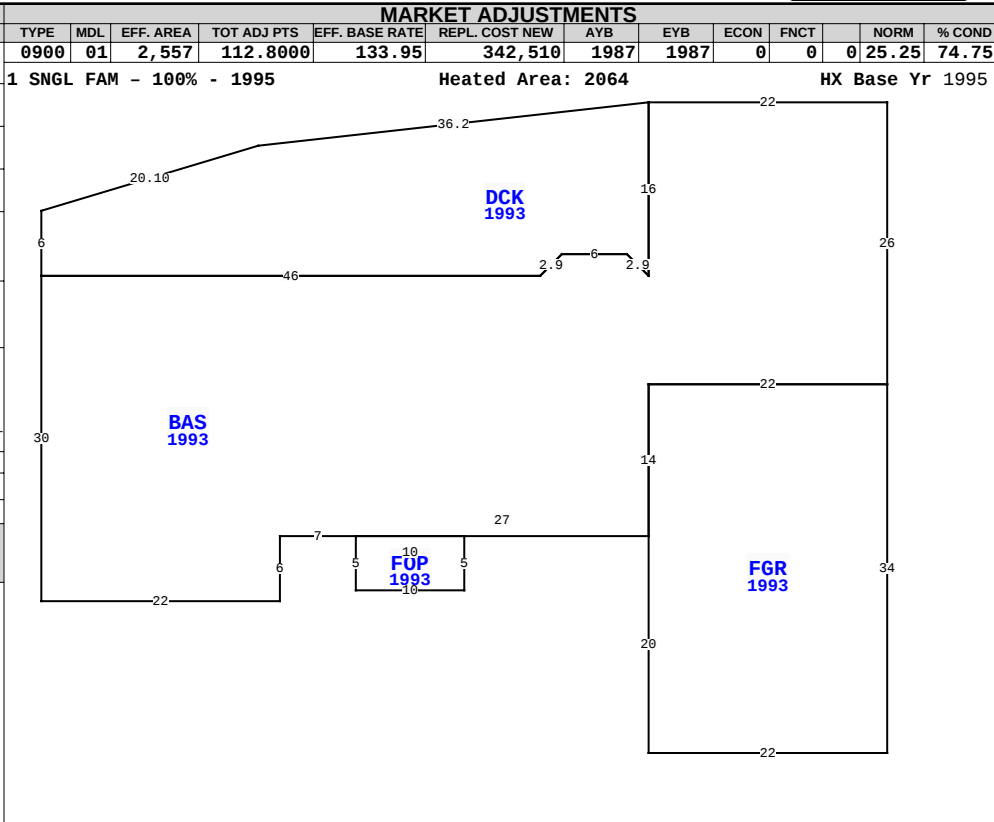
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	206,664
DCK	668	10	67	6,709
FGR	748	55	411	41,152
FOP	50	30	15	1,502

TOTALS	3,530		2,557	256,026
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,009.00	SF	5.20	5.20	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0300	BOAT DCK W	0	100	0	0	540.00	SF	40.00	40.00	
5	0812	CONCRETE C	0	100	0	0	4,148.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000130	C	SFR WATER	100		RS-1	125.00	325.00	2.28	AC	

REVIEW DATE	05/15/2018	BY	KWX
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96443 MARSH HEN RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/05/2023
	INC DATE		AG DATE	MLU

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	1,009.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,860	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0300	BOAT DCK W	0	100	0	0	540.00	SF	40.00	40.00	100	2004	2004	3	40	8,640	
5	0812	CONCRETE C	0	100	0	0	4,148.00	SF	4.00	4.00	100	2003	2003	3	84	13,937	

TOTAL OB/XF											
27,677											

Total Acres: 2.28	Total Land Value: 346,560	Market: 0	Agricultural: 0	Common: 346,560
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NASSAU COUNTY PROPERTY											
PAGE 1 of 2											

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,080
TOTAL MARKET OB/XF VALUE		27,677
TOTAL LAND VALUE - MARKET		346,560
TOTAL MARKET VALUE		639,317
SOH/AGL Deduction		360,809
ASSESSED VALUE		278,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,508
TOTAL JUST VALUE		639,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106458	(1) DOOR	9,729	05/19/2021
B013012	REPAIR/RRF	6,300	02/01/2001
94-01371	GARAGE	9,520	10/01/1994
3080	NEW CONSTR	64,000	11/08/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0725/0699	3/10/1995	WD	U	I	01	100	
GRANTOR: CLARK JORETTA G							
GRANTEE: CLARK JORETTA G TRU							
0695/0717	12/30/1993	WD	Q	I		168,000	
GRANTOR: CATRON JAMES B							
GRANTEE: CLARK JORETTA G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 DCK=[YR=1993] L36 D4 D6 L20 S6 E46 U2 R2 E6 D2 R2 N16\$ S16 U2 L2 W6 D2 L2 W46 S30 E22 N6 E7 FOP=[YR=1993] S5 E10 N5 W10 \$ E27 FGR=[YR=1993] S20 E22 N34 W22 S14 \$ N14 E22 N26 \$.											

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