PT GOVT LOT 1 OF SEC 38-3N-28E
IN OR 1880/1436 BEING
PARCELS "A" & "B"

CHESHIRE TRICIA A
96105 HIDDEN MARSH LN
FERNANDINA BEACH, FL 32034

2024

38-3N-28-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

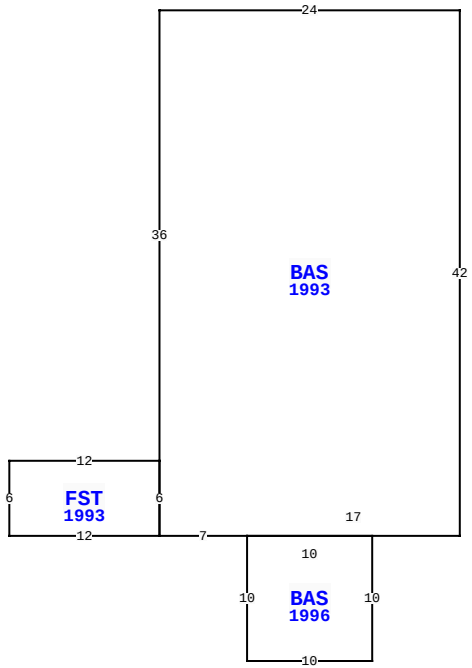
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	10,685
BAS	100	100	100	1,060
FST	72	55	40	424
TOTALS	1,180		1,148	12,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0150	01	1,148	83.9520	41.98	48,193	1974	1974	0	20	30	24.75	25.25

1 ACCESORY U - 0% - 0 Heated Area: 1108 HX Base Yr



96306 BLACKROCK RD, YULEE

BLD DATE	06/07/2007	DJ	LGL DATE		
XF DATE			LAND DATE	06/20/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,262
TOTAL MARKET OB/XF VALUE	6,812
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	240,074
SOH/AGL Deduction	62,085
ASSESSED VALUE	177,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,989
TOTAL JUST VALUE	240,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210146	XFOB	2,028	08/01/2002
P01517	MH MOVE-ON	700	12/01/2001
B0108632	NEW CONSTR	20,000	08/01/2001
9216	MH MOVE-ON	10,000	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/1436	9/18/2013	SW	U	I	12	62,500
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: CHESHIRE TRICIA A						
1804/1782	7/13/2012	WD	U	I	12	124,300
GRANTOR: CHAMBERLAIN JAMES D						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 FST=[YR=1993] W12 S6 E12 N6$ S6 E7
BAS=[YR=1996] S10 E10 N10 W10$ E17 N42$.

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	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	
2	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	1983	1983	3	41	192	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1991	1991	3	62	403	
4	0680	POLE SHED	0	0	12	32	384.00	SF	10.00	10.00	100	1995	1995	3	23	883	
5	0940	SHEDS/PORT	0	0	12	16	208.00	SF	30.00	30.00	100	1997	1997	3	20	1,248	
6	0812	CONCRETE C	0	0	0	0	1,067.00	SF	4.00	4.00	100	2001	2001	3	80	3,414	
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1974	1974	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 6,812

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	0		RMH	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 1 OF SEC 38-3N-28E
IN OR 1880/1436 BEING
PARCELS "A" & "B"

CHESHIRE TRICIA A
96105 HIDDEN MARSH LN
FERNANDINA BEACH, FL 32034

2024

38-3N-28-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

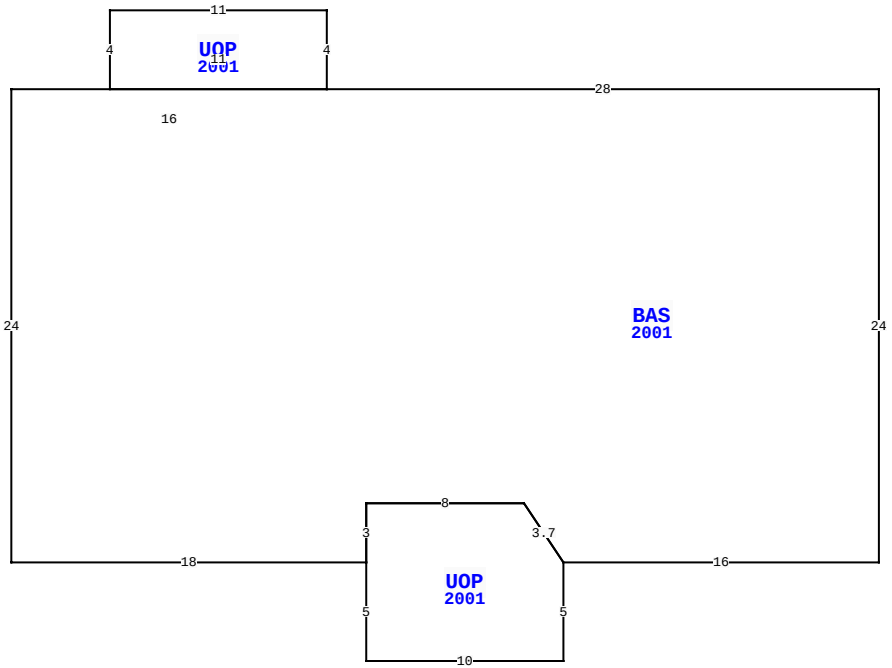
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,029	100	1,029	26,104
UOP	44	25	11	279
UOP	77	25	19	482
TOTALS	1,150		1,059	26,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,059	120.8000	84.56	89,549	1992	1992	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1029 HX Base Yr



96306 BLACKROCK RD, YULEE

BLD DATE	06/07/2007 DJ	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	240,074
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ASSESSED VALUE	177,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,989
TOTAL JUST VALUE	240,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/1436	9/18/2013	SW	U	I	12	62,500
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: CHESHIRE TRICIA A						
1804/1782	7/13/2012	WD	U	I	12	124,300
GRANTOR: CHAMBERLAIN JAMES D						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W28 UOP=[YR=2001] N4 W11 S4 E11$ W16 S24 E18
UOP=[YR=2001] S5 E10 N5 U3 L2 W8 S3$ N3 E8 D3 R2 E16 N24$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/19/2023 BY DJA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

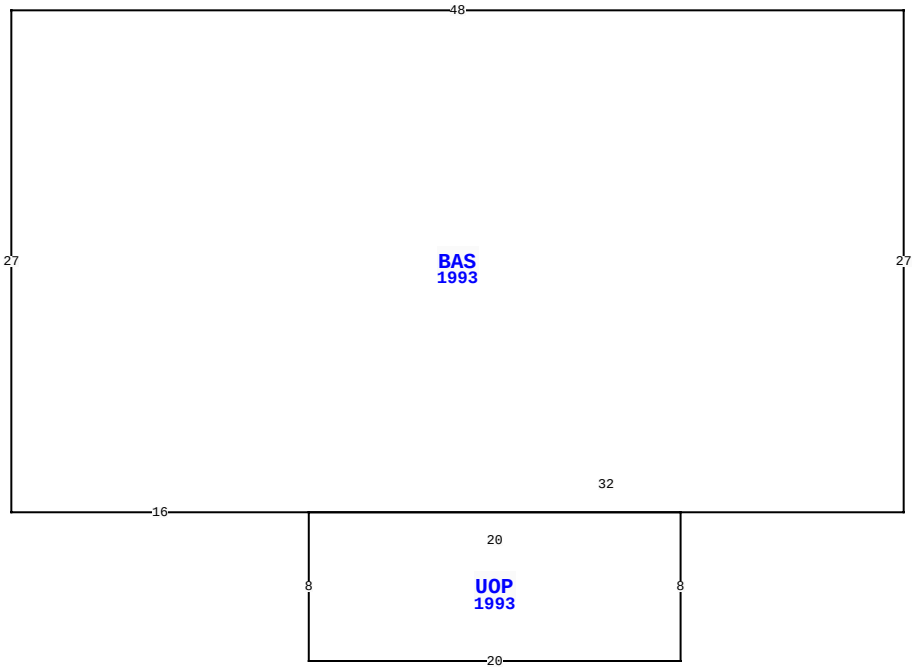
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	33,203
UOP	160	25	40	1,025
TOTALS	1,456		1,336	34,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,336	122.0000	85.40	114,094	1988	1988	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 1296 HX Base Yr



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96306 BLACKROCK RD, YULEE

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TOTAL EXEMPTION VALUE	0
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: CHESHIRE TRICIA A						
1804/1782	7/13/2012	WD	U	I	12	124,300
GRANTOR: CHAMBERLAIN JAMES D						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E16 UOP=[YR=1993] S8 E20 N8 W20$ E32 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/19/2023 BY DJA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS