

PAR 7-4 & PT OF TRACT C (S-1)
IN OR 1005/1953
LIVE OAK PLANTATION PB 4/117

LARSON CALVIN L & BEVERLY D
96294 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0007-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	06 CUST PANEL 40
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4020.00	

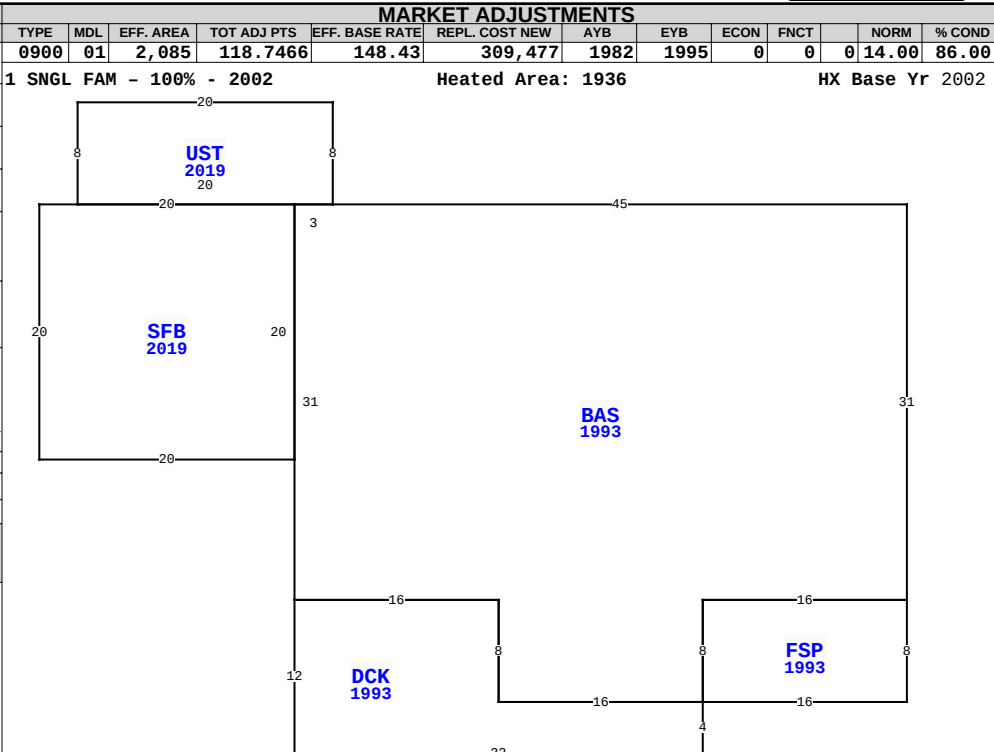
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	206,282
DCK	256	10	26	3,319
FSP	128	40	51	6,510
SFB	400	80	320	40,848
UST	160	45	72	9,191

TOTALS	2,560	2,085	266,150
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	19	16	304.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	24	20	480.00	SF	4.00	4.00
5	0810	CONCRETE A	0 100	0	0	708.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.45

REVIEW DATE	03/04/2021	BY	NW
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/05/2023
INC DATE			AG DATE	MLU

96294 MARSH HEN RD, FERNANDINA BEACH

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	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1982	1982	3	20	40	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	0810	CONCRETE A	0 100	19	16	304.00	SF	6.50	6.50	100	1982	1982	3	38	751	
4	1242	WD DECK A	0 100	24	20	480.00	SF	4.00	4.00	100	1982	1982	3	20	384	
5	0810	CONCRETE A	0 100	0	0	708.00	SF	6.50	6.50	100	1987	1987	3	52	2,393	

TOTAL OB/XF										5,371						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres:	1.45	Total Land Value:	116,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,480	
TOTAL MARKET OB/XF VALUE		5,371	
TOTAL LAND VALUE - MARKET		116,000	
TOTAL MARKET VALUE		425,851	
SOH/AGL Deduction		175,252	
ASSESSED VALUE		250,599	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,599	
TOTAL JUST VALUE		425,851	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B205176	GARAGE	88,872	06/16/2020
002516	REPAIR/RRF	0	05/01/2000
6335	XFOB	11,492	03/07/1990
5058	ADDITION	3,300	07/28/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1005/1953	8/31/2001	WD	Q	I		210,000	
GRANTOR: WILSON TIMOTHY W & CY							
GRANTEE: LARSON CALVIN & BEV							
0935/1931	6/09/2000	WD	Q	I		189,000	
GRANTOR: DUFF KEVIN A & ANN H							
GRANTEE: WILSON TIMOTHY W &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W45 UST=[YR=2019] N8 W20 S8 E20\$ W3 SFB=[YR=2019] W20 S20 E20 N20\$ S31 DCK=[YR=1993] S12 E32 N4 W16 N8 W16\$ E16 S8 E16 FSP=[YR=1993] E16 N8 W16 S8\$ N8 E16 N31\$.									

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