LOT 1
IN OR 1055/1161
FPL ESMT OR 399/337

LAFEAR JOHN M & JUANITA J
96305 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5055-0001-0000

BUILDING CHARACTERISTICS

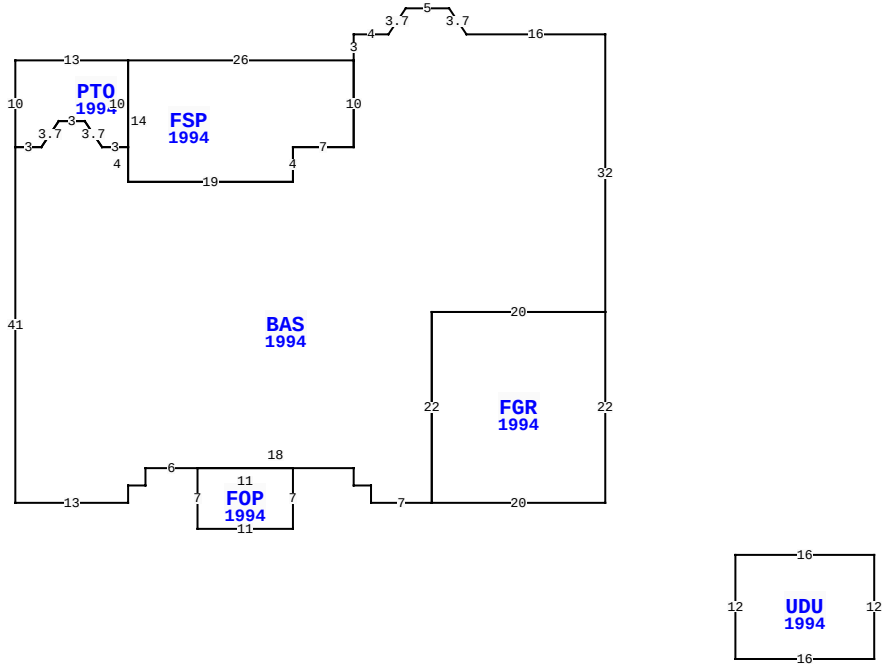
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,581	100	2,581	302,701
FGR	440	55	242	28,382
FOP	77	30	23	2,698
FSP	336	40	134	15,716
PTO	115	5	6	704
UDU	192	55	106	12,432
TOTALS	3,741		3,092	362,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,092	109.7376	137.17	424,130	1994	1994	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1995 Heated Area: 2581 HX Base Yr 1995



96305 MARSH HEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,748
TOTAL MARKET OB/XF VALUE		41,824
TOTAL LAND VALUE - MARKET		232,000
TOTAL MARKET VALUE		649,572
SOH/AGL Deduction		353,734
ASSESSED VALUE		295,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,838
TOTAL JUST VALUE		649,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805272	SWIM POOL	11,000	08/01/1998
3814	NEW CONSTR	57,600	01/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/1161	5/14/2002	QC	U	I	01	85,800
GRANTOR: LAFEAR JUANITA F/K/A						
GRANTEE: LAFEAR JOHN M & JUA						
0846/0382	8/25/1998	WD	U	I	06	100
GRANTOR: MOTT EUGENE BOLDEN						
GRANTEE: MOTT JUANITA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 U3 L2 W5 D3 L2 W4 S3 FSP=[YR=1994] W26
PTO=[YR=1994] W13 S10 E3 U3 R2 E3 D3 R2 E3 N10$ S14 E19N4
E7N10 $S10 W7 S4 W19 N4 W3 U3 L2 W3 D3 L2 W3 S41 E13 N2 E2
N2 E6 FOP=[YR=1994] S7 E11 N7 W11 $ E18 S2 E2 S2 E7
FGR=[YR=1994] E20 N22 W20 S22 $ N22 E20 N32 $ PTR= E15 S60
UDU=[YR=1994] E16 S12 W16 N12 $ N60 W15 $.

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	0811	CONCRETE B	0	100	0	0	1,048.00	SF	5.20	5.20	100	1987	1987	3	52	2,834	
2	0920	CWALL-WD/M	0	100	0	0	24.00	LF	390.00	390.00	100	1987	1987	3	20	1,872	
3	0300	BOAT DCK W	0	100	0	0	440.00	SF	40.00	40.00	100	1990	1990	3	20	3,520	
4	0812	CONCRETE C	0	100	0	0	2,381.00	SF	4.00	4.00	100	1994	1994	3	68	6,476	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
6	0861	POOL GUNIT	0	100	15	28	420.00	SF	85.00	85.00	100	1998	1998	3	21	7,497	
7	0845	KOOL DECK	0	100	0	0	456.00	SF	7.25	7.25	100	1998	1998	3	75	2,480	
8	0858	SCULP CONC	0	100	3	10	30.00	SF	13.00	13.00	100	1998	1998	3	93	363	
9	0825	BRICK	0	100	0	0	861.00	SF	12.50	12.50	100	1998	1998	3	93	10,009	
10	1242	WD DECK A	0	100	7	10	70.00	SF	10.00	10.00	100	1994	1994	3	20	140	

TOTAL OB/XF 37,851

LAND DESCRIPTION

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	000116	C	SFR MARSH	100		RSF-	1100.00	485.00	100.00	FF	5	1.16	1.00	1.16	2,000.00	2,320.00	232,000							

REVIEW DATE 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 232,000 Market: 0 Agricultural: 0 Common: 232,000 PRINTED 08/06/2024 BY SYS

LOT 1
IN OR 1055/1161
FPL ESMT OR 399/337

LAFEAR JOHN M & JUANITA J
96305 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5055-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

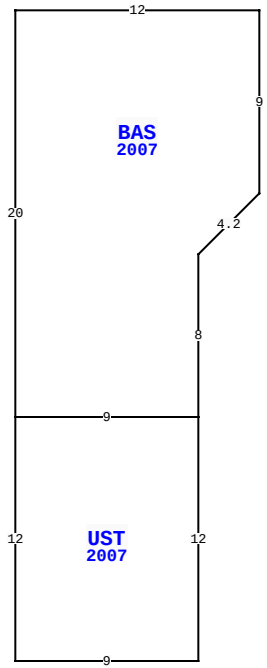
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	212	100	212	10,655
UST	108	45	49	2,463
TOTALS	320		261	13,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	261	109.2630	54.63	14,258	2007	2007	0	0	0	8.00	92.00

2 ACCESORY U – 100% - 1995 Heated Area: 212 HX Base Yr 1995



BLD DATE		LGL DATE			
XF DATE		LAND DATE	06/06/2023	MLU	
INC DATE		AG DATE			

96305 MARSH HEN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,748
TOTAL MARKET OB/XF VALUE		41,824
TOTAL LAND VALUE - MARKET		232,000
TOTAL MARKET VALUE		649,572
SOH/AGL Deduction		353,734
ASSESSED VALUE		295,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,838
TOTAL JUST VALUE		649,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/1161	5/14/2002	QC	U	I	01	85,800
GRANTOR: LAFEAR JUANITA F/K/A						
GRANTEE: LAFEAR JOHN M & JUA						
0846/0382	8/25/1998	WD	U	I	06	100
GRANTOR: MOTT EUGENE BOLDEN						
GRANTEE: MOTT JUANITA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 S20 UST=[YR=2007] S12 E9 N12 W9$ E9 N8 R3 U3 N9 $.

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
11	0810	CONCRETE A	0	100	0	0	436.00	SF	6.50	6.50	100	1998	1998	3	75	2,126	
12	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2016	2016	3	74	1,847	

LAND DESCRIPTION

TOTAL OB/XF 3,973

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 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 232,000 Market: 0 Agricultural: 0 Common: 232,000 PRINTED 08/06/2024 BY SYS