

LOT 3
FPL ESMT OR 399 PG 337
BARNWELL PLANTATION PB 5/34

WATKINS SHEROLD & VILAIPORN L/E/
96257 MARSH HEN LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5055-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	2.	2. 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	1,388	100	1,388	162,150
BAS	84	100	84	9,813
FGR	440	55	242	28,271
FOP	276	30	83	9,697
FOP	276	30	83	9,697
FUS	1,216	100	1,216	142,056
TOTALS	3,680		3,096	361,682

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
2	0300	BOAT DCK W	0 100	0	0	1,104.00	SF	40.00	40.00	100	2008
3	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	1999
4	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	1999
5	0825	BRICK	0 100	0	0	100.00	SF	12.50	12.50	100	2001
6	0812	CONCRETE C	0 100	0	0	2,200.00	SF	4.00	4.00	100	2009
7	0855	CONC PAVER	0 100	0	0	155.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RSF	1100.00	435.00	100.00	FF	5

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,096	108.6750	135.84	420,561	1994	1994	0	0	14.00	86.00
1 SNGL FAM - 100% - 2013 Heated Area: 2688 HX Base Yr											
96257 MARSH HEN RD, FERNANDINA BEACH											
BLD DATE: 06/06/2023 MLU											

TOTAL OB/XF											
39,197											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,682	
TOTAL MARKET OB/XF VALUE		39,197	
TOTAL LAND VALUE - MARKET		230,000	
TOTAL MARKET VALUE		630,879	
SOH/AGL Deduction		275,005	
ASSESSED VALUE		355,874	
TOTAL EXEMPTION VALUE		13	355,874
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		630,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		600,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326832	XFOB	6,373	01/01/2013
7937	NEW CONSTR	79,190	03/17/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2604/1442	11/22/2022	LE	U	I	11
GRANTOR: WATKINS SHEROLD C & V					
GRANTEE: WATKINS JAMES STONE					
0491/1284	6/01/1986	WD	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1994] W20 FOP=[YR=1994] N6 W46 S6 BAS=[YR=1994] S18 BAS=[YR=2007] S14 FOP=[YR=1994] S6 E46 N6W46\$ E6 N14 W6\$ E6 S14 E40 N32 W46\$ E46\$ S22 E20 N22\$ PTR=E15 FUS=[YR=1994] E15 S16 E16 N16 E15 S32 W46 N32\$ W15\$.											