

LOT 4
IN OR 737/528
BARNWELL PLANTATION PB 5/34

WIRTH RONALD L
96239 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5055-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD\$ 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	

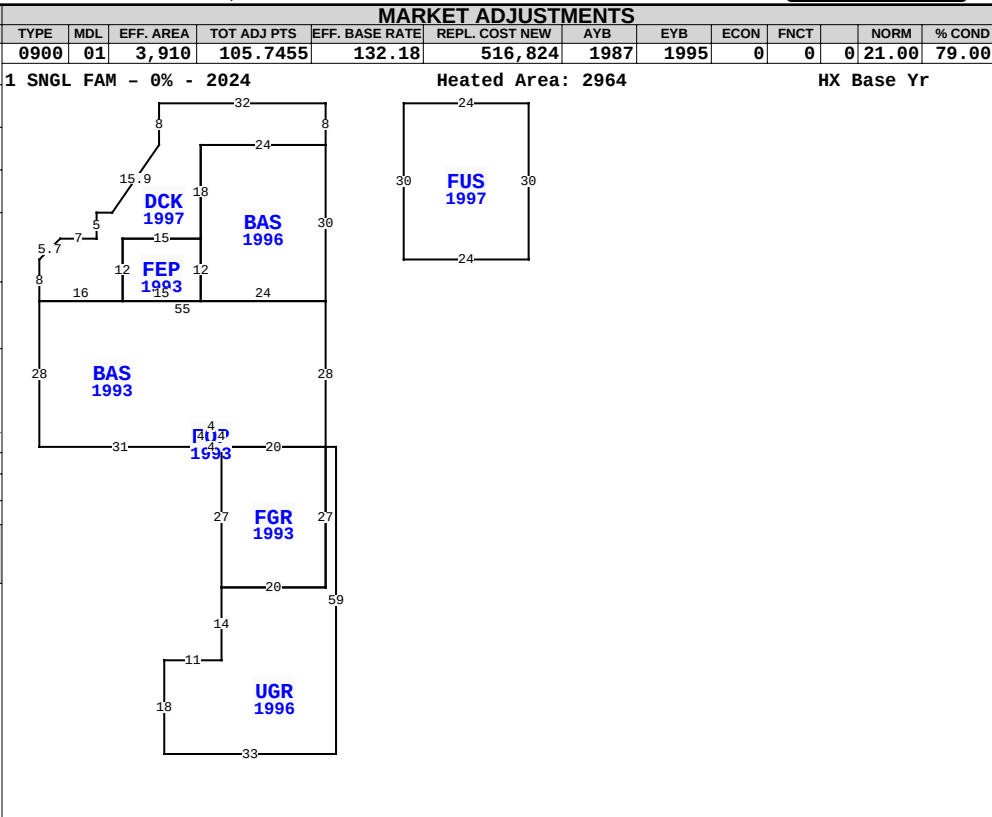
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	159,139
BAS	720	100	720	75,184
DCK	703	10	70	7,310
FEP	180	80	144	15,037
FGR	540	55	297	31,013
FOP	16	30	5	522
FUS	720	100	720	75,184
UGR	956	45	430	44,901

TOTALS	5,359		3,910	408,291
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0810	CONCRETE A	0	0	35	20	700.00	SF	6.50	6.50	100	1987	1987	3	52	2,366	
3	0300	BOAT DCK W	0	0	212	4	848.00	SF	40.00	40.00	100	2000	2000	3	28	9,498	
4	0810	CONCRETE A	0	0	16	35	560.00	SF	6.50	6.50	100	1996	1996	3	72	2,621	
5	0300	BOAT DCK W	0	0	14	10	140.00	SF	40.00	40.00	100	2000	2000	3	28	1,568	

LAND DESCRIPTION			TOTAL OB/XF 18,223														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000116	C	SFR MARSH	0	0005	RSF-	1100.00	391.00	100.00	FF	5	1.13	1.00	1.13	2,000.00	2,260.00	226,000

REVIEW DATE 05/12/2019 BY KBA



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/06/2023
INC DATE			AG DATE	MLU

96239 MARSH HEN RD, FERNANDINA BEACH																	
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TOTAL OB/XF 18,223																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000116	C	SFR MARSH	0	0005	RSF-	1100.00	391.00	100.00	FF	5	1.13	1.00	1.13	2,000.00	2,260.00	226,000

Total Acres: 0.00 Total Land Value: 226,000 Market: 0 Agricultural: 0 Common: 226,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		408,291	
TOTAL MARKET OB/XF VALUE		18,223	
TOTAL LAND VALUE - MARKET		226,000	
TOTAL MARKET VALUE		652,514	
SOH/AGL Deduction		0	
ASSESSED VALUE		652,514	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		652,514	
TOTAL JUST VALUE		652,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		599,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0017782	CHNGE SRVC	0	02/01/2001
96 2600	ADDITION	0	03/04/1996
3622	NEW CONSTR	68,503	09/18/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0737/0528	8/23/1995	WD	Q	I		170,000			
GRANTOR: FORSE DAVID P									
GRANTEE: WIRTH RONALD L & LI									
0497/0401	9/01/1986	WD	U	V		30,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1997] W32 S8 D13 L9 W3 S5 W7 D4 L4 S8									
BAS=[YR=1993] S28 E31 FOP=[YR=1993] E4 FGR=[YR=1993] S27									
UGR=[YR=1996] S14 W11 S18 E33 N59 W2 S27 W20\$ E20 N27 W20\$									
N4 W4 S4\$ N4 E4 S4 E20 N28 BAS=[YR=1996] N30 W24 S18									
FEP=[YR=1993] W15 S12 E15 N12\$ S12 E24\$ W55\$ E16 N12 E15 N18									
E24 N8\$ PTR= E15 FUS=[YR=1997] E24 S30 W24 N30\$ W15\$.									

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