



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

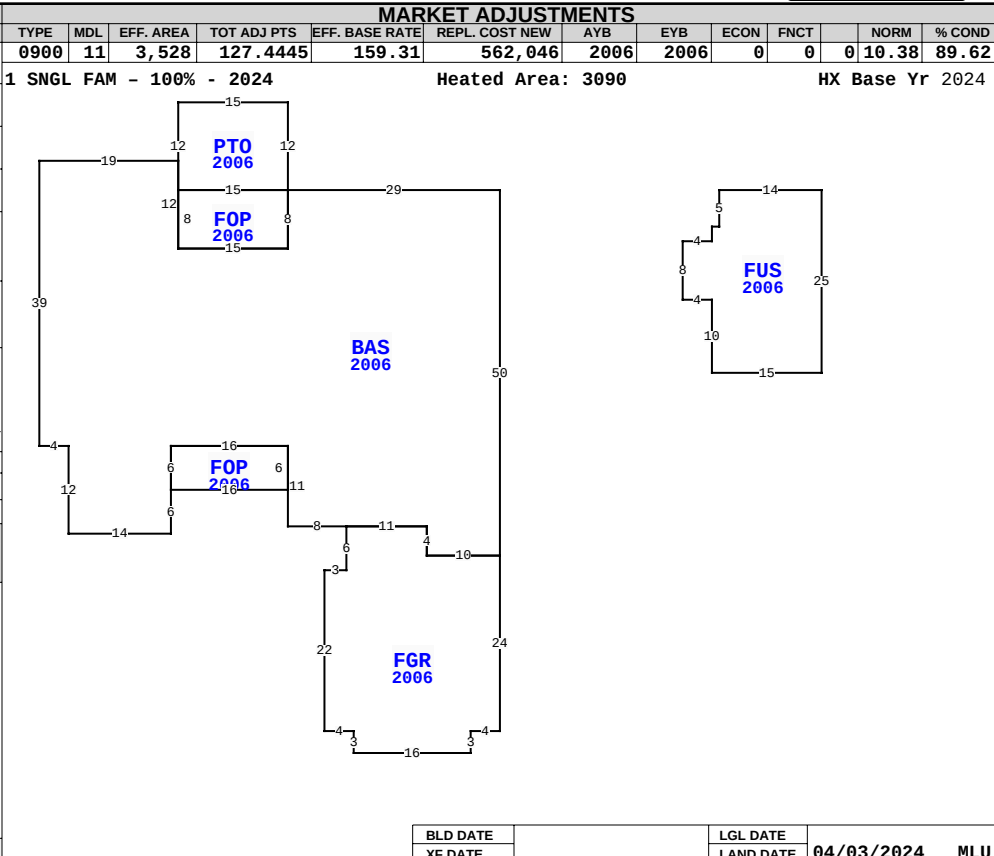
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,688	100	2,688	383,775
FGR	662	55	364	51,970
FOP	96	30	29	4,140
FOP	120	30	36	5,140
FUS	402	100	402	57,395
PTO	180	5	9	1,285

TOTALS	4,148		3,528	503,706
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,539.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1127	BRICK 8"	0	100	0	0	72.00	SF	11.00	11.00	
4	0461	IRON FENCE	0	100	6	0	36.00	SF	8.50	8.50	

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE	05/12/2019	BY	KBA
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96007 HIDDEN MARSH LN, FERNANDINA BEACH											
TOTAL OB/XF 15,247											

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LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00							

Total Acres:	0.00	Total Land Value:	95,000	Market:	0	Agricultural:	0	Common:	95,000
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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						503,706					
TOTAL MARKET OB/XF VALUE						15,247					
TOTAL LAND VALUE - MARKET						95,000					
TOTAL MARKET VALUE						613,953					
SOH/AGL Deduction						0					
ASSESSED VALUE						613,953					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						563,953					
TOTAL JUST VALUE						613,953					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						512,744					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809700	8'H FENCE	8,000	09/24/2018
M11130	MECH OTHER	0	02/01/2006
E16637	ELEC OTHER	0	01/01/2006
P10538	OTHER	0	01/01/2006
C16576	CO ISSUED	230,000	11/01/2005
R08651	REPAIR/RRF	5,500	11/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2689/1323	1/01/2024	QC	U	I	11	100			
GRANTOR: FLORIDA SOUTHERN LIVI									
GRANTEE: KLABACKA INVESTMENT									
2205/1476	6/25/2018	WD	Q	I	01	450,000			
GRANTOR: HALL JOSEPH B & HEATH									
GRANTEE: FLORIDA SOUTHERN LI									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W29 PTO=[YR=2006] N12 W15 S12 FOP=[YR=2006] S8 E15 N8 W15 \$ E15 \$ S8 W15 N12 W19 S39 E4 S12 E14 N6 FOP=[YR=2006] E16 N6 W16 S6 \$ N6 E16 S11 E8 FGR=[YR=2006] S6 W3 S22 E4 S3 E16 N3 E4 N24 W10 N4 W11 \$ E11 S4 E10 N50 \$ PTR= E30 FUS=[YR=2006] E14 S25 W15 N10 W4 N8 E4 N2 E1 N5 \$ W30 \$.											