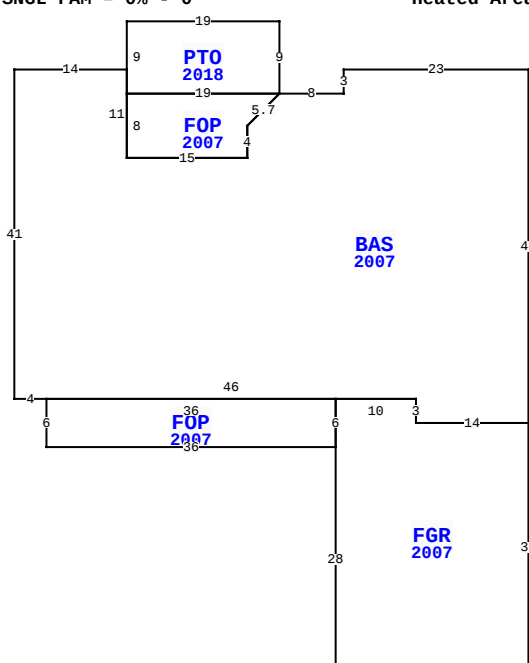


DANIELSON ANDREW K & VIKKI M
96004 HIDDEN MARSH LN
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 100			0900	11	2,995	137.8839		516,188	2007				0	0	8.00	92.00	VALUATION BY				STANDARD							
Roof Structur	03	GABLE/HIP 100			1 SNGL FAM - 0% - 0														Heated Area: 2457				HX Base Yr							
Roof Cover	03	COMP SHNGL 100																	Tax Group: 4				Tax Dist:							
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE				474,893							
Interior Floo	11	CLAY TILE 50																	TOTAL MARKET OB/XF VALUE				41,459							
Interior Floo	14	CARPET 50																	TOTAL LAND VALUE - MARKET				95,000							
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE				611,352							
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction				94,197							
Bedrooms		4 100																	ASSESSED VALUE				517,155							
Bathrooms		3 100																	TOTAL EXEMPTION VALUE				0							
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE				517,155							
Stories	1.	1. 100																	TOTAL JUST VALUE				611,352							
Units	00	NONE 100			NCON VALUE				0																					
Occupancy	00	NONE 100			INCOME VALUE																									
Quality		03	Quality Level 03			PREVIOUS YEAR MKT VALUE				480,557																				
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	2,457	100	2,457	389,587																										
FGR	774	55	426	67,547																										
FOP	128	30	38	6,025																										
FOP	216	30	65	10,307																										
PTO	171	5	9	1,427																										
TOTALS		3,746	2,995	474,893																										
EXTRA FEATURES					96004 HIDDEN MARSH LN, 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	0812	CONCRETE C	0	0	0	1,551.00	SF	4.00	4.00	100	2007	2007	3	88	5,460															
2	0861	POOL GUNIT	0	0	0	422.00	SF	85.00	85.00	100	2011	2011	3	64	22,957															
3	1242	WD DECK A	0	0	0	122.00	SF	10.00	10.00	100	2011	2011	3	50	610															
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	100	2011	2011	3	50	1,440															
5	0855	CONC PAVER	0	0	0	928.00	SF	10.00	10.00	100	2011	2011	3	92	8,538															
6	0911	SCRN RM A	0	0	19	9	171.00	SF	17.50	100	2018	2018	3	82	2,454															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR		0	0003	RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	95,000.00	95,000.00	95,000													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SY																														