LOT 7
FIDDLERS WALK PB 5/237

LORDEMAN MICHAEL J & KAREN KAY
96016 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-507F-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

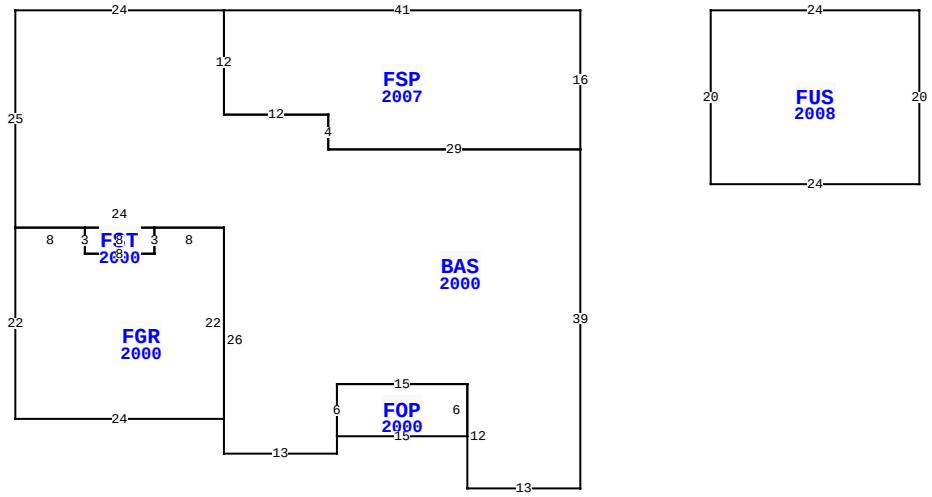
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,015	100	2,015	283,145
FGR	504	55	277	38,924
FOP	90	30	27	3,794
FSP	608	40	243	34,146
FST	24	55	13	1,826
FUS	480	100	480	67,449
TOTALS	3,721		3,055	429,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,055	131.0945	163.87	500,623	2000	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2023 Heated Area: 2495 HX Base Yr 2023



96016 HIDDEN MARSH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,284
TOTAL MARKET OB/XF VALUE		69,556
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		593,840
SOH/AGL Deduction		102,916
ASSESSED VALUE		490,924
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		440,924
TOTAL JUST VALUE		593,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108140	REPAIR/RRF	10,000	08/01/2021
B1327519	ADDITION	34,121	07/01/2013
B20864	OTHER	46,372	12/01/2007
B06760	NEW CONSTR	100,000	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0536	1/14/2022	WD	Q	I	02	599,000
GRANTOR: IENARO VINCENT & MEGA						
GRANTEE: LORDEMAN MICHAEL JO						
2122/0612	5/17/2017	WD	Q	I	02	375,000
GRANTOR: JOHNS ALBERT L & JOAN						
GRANTEE: IENARO VINCENT & ME						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W41 BAS=[YR=2000] W24 S25 FGR=[YR=2000] S22 E24 N22 W8 FST=[YR=2000] S3 W8 N3 E8 $ S3 W8 N3 W8 $ E24 S26 E13 N2 FOP=[YR=2000] E15 N6 W15 S6 $ N6 E15 S12 E13 N39 W29 N4 W12 N12 $ S12 E12 S4 E29 N16 $ PTR= E15 FUS=[YR=2008] E24 S20 W24 N20 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	2,080.00	SF	5.20	5.20	100	2000	2000	3	79	8,545	
3	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	2000	2000	3	79	678	
4	0911	SCRN RM A	0	100	0	0	1,670.00	SF	17.50	17.50	100	2013	2013	3	60	17,535	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2013	2013	3	71	27,158	
6	0855	CONC PAVER	0	100	0	0	1,270.00	SF	10.00	10.00	100	2023	2022	3	100	12,700	

LAND DESCRIPTION

TOTAL OB/XF 69,556

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	000100	C	SFR	100		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 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS