

LOT 31
IN OR 1572/705
FIDDLERS WALK PB 5/237

BEALL BYRON F & ANIKO B
96100 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-507F-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	

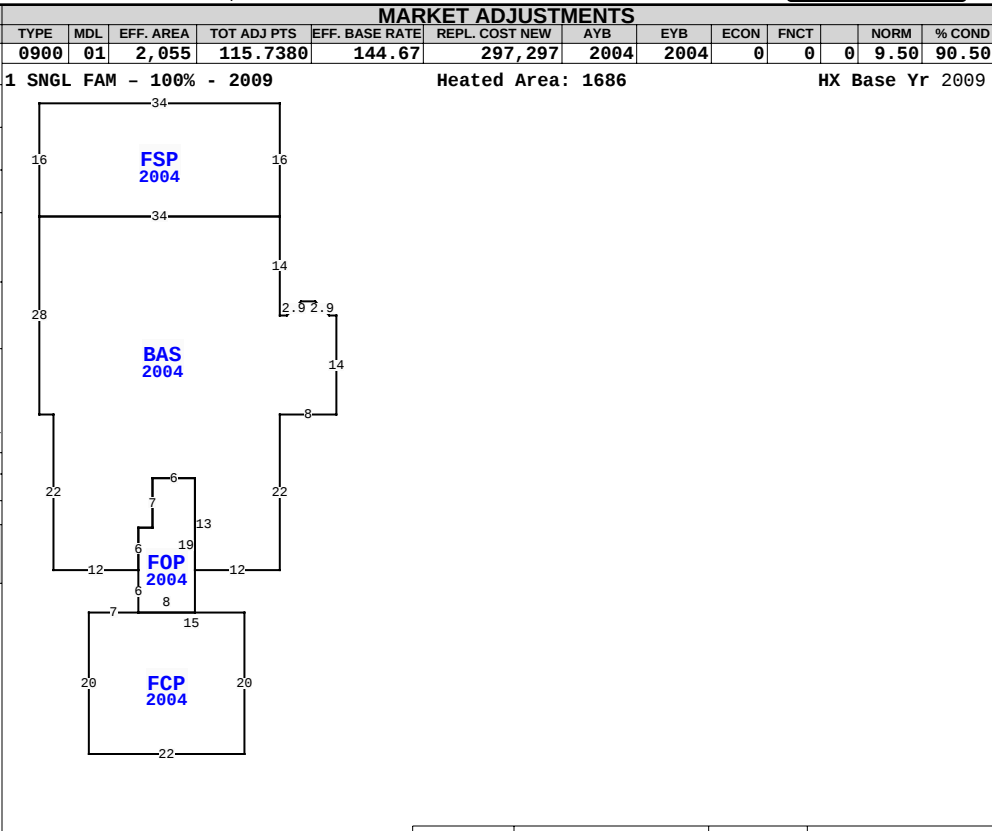
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	1,686	220,742
FCP	440	25	110	14,402
FOP	138	30	41	5,368
FSP	544	40	218	28,542

TOTALS	2,808		2,055	269,054
--------	-------	--	-------	---------

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	2004
2	0812	CONCRETE C	0 100	0	0	5,858.00	SF	4.00	4.00	100	2004

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	0003	RSF-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 05/12/2019 BY KBA



96100 HIDDEN MARSH LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
22,763											

TOTAL OB/XF											
22,763											

Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	269,054		
TOTAL MARKET OB/XF VALUE	22,763		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	386,817		
SOH/AGL Deduction	213,896		
ASSESSED VALUE	172,921		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	122,921		
TOTAL JUST VALUE	386,817		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	360,286		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706910	REPAIR/RRF	16,000	11/01/2017
B25303	ADDITION	6,184	11/01/2011
B0311510	NEW CONSTR	150,000	08/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1572/0705	6/17/2008	WD	Q	I		295,400	
GRANTOR: MCKENDREE TONY LEE							
GRANTEE: BEALL BYRON F & ANI							
1034/0416	2/01/2002	WD	Q	V		27,500	
GRANTOR: EDWARDS CHAD A & COUR							
GRANTEE: MCKENDREE TONY LEE							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

FSP=[YR=2004] W34 S16 BAS=[YR=2004] S28 E2 S22 E12

FOP=[YR=2004] S6 FCP=[YR=2004] W7 S20 E22 N20 W15 \$ E8 N19

W6 S7 W2 S6 \$ N6 E2 N7 E6 S13 E12 N22 E8 N14 W1 U2 L2 W2 D2

L2 W1 N14 W34 \$ E34 N16 \$.

PRINTED 08/06/2024 BY SYS