

PT OF TRACT B
IN OR 774/508
LIVE OAK PLANTATION PB 4/117

RINEHART DONALD G & DEBORAH L
96240 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5102-000B-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4020.00
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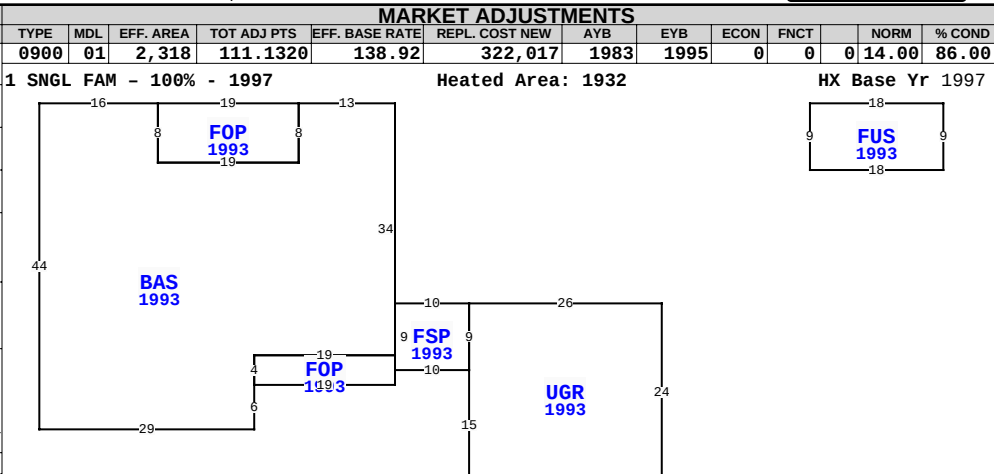
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	211,464
FOP	76	30	23	2,748
FOP	152	30	46	5,495
FSP	90	40	36	4,301
FUS	162	100	162	19,354
UGR	624	45	281	33,572

TOTALS	2,874		2,318	276,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00
5	0911	SCRN RM A	0	100	0	0	983.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	07/13/2020	BY	KWA
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96240 MARSH HEN RD, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	06/05/2023
	INC DATE			AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	1987	1987	3	52	1,676	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	40	15,300	
4	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00	10.00	100	2005	2005	3	86	4,859	
5	0911	SCRN RM A	0	100	0	0	983.00	SF	17.50	17.50	100	2005	2005	3	24	4,129	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000		

Total Acres:	1.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					276,935				
BUILDING MARKET VALUE															28,134				
TOTAL MARKET OB/XF VALUE															80,000				
TOTAL LAND VALUE - MARKET															385,069				
TOTAL MARKET VALUE															202,270				
SOH/AGL Deduction															182,799				
ASSESSED VALUE															50,000				
TOTAL EXEMPTION VALUE					HX HB										132,799				
BASE TAXABLE VALUE															385,069				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															349,793				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00515323	SWIM POOL	37,098	01/01/2005
007337	CHNGE SRVC	0	10/01/2000
95-0377	REPAIR/RRF	625	09/01/1995
2970	GARAGE	8,300	09/05/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0774/0508	10/17/1996	WD	Q	I		113,000	
GRANTOR: DRYDEN FORREST E							
GRANTEE: RINEHART DONALD G &							
0461/0453	7/01/1985	WD	Q	I		81,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FOP=[YR=1993] W19 S8 E19 N8 \$ S8 W19 N8 W16 S44 E29 N6 FOP=[YR=1993] E19 N2 FSP=[YR=1993] E10 UGR=[YR=1993] S15 E26 N24 W26 S9 \$ N9 W10 S9 \$ N2 W19 S4 \$ N4 E19 N34 \$ PTR= E56 FUS=[YR=1993] E18 S9 W18 N9 \$ W56 \$.									