

PT OF TRACT B
IN OR 2014/1647
LIVE OAK PLANTATION PB 4/117

RAY KAREN L
96268 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5102-000B-0030



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	PAGE 1 of 1 4																									
Exterior Wall	10	ABOVE AVG 90	0500	01	3,267	108.1000	162.15	529,744	2019	2019	0	0	0	1.65	98.35	VALUATION BY STANDARD																									
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2020													Heated Area: 2675													HX Base Yr 2020												
Roof Structur	03	GABLE/HIP 100																VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 90																Tax Group: 4 Tax Dist:																							
Roof Cover	03	STAND SEAM 10																BUILDING MARKET VALUE 521,003																							
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE 89,007																							
Interior Floo	12	HARDWOOD 80																TOTAL LAND VALUE - MARKET 80,000																							
Interior Floo	11	CLAY TILE 20																TOTAL MARKET VALUE 690,010																							
Air Condition	03	CENTRAL 100																SOH/AGL Deduction 249,642																							
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE 440,368																							
Bedrooms		3 100																TOTAL EXEMPTION VALUE HX HB 50,000																							
Bathrooms		3.5 100																BASE TAXABLE VALUE 390,368																							
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 690,010																																						
Stories	1.	1. 100	NCON VALUE 0																																						
Units	0	0 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 607,049																																						
Quality		03	Quality Level 03																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA		04																																				
NEIGHBORHOOD/LOC		4020.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,675	100	2,675	426,594																																					
FGR	674	55	371	59,165																																					
FOP	272	30	82	13,077																																					
FOP	458	30	137	21,848																																					
STR	20	10	2	319																																					
TOTALS		4,099	3,267	521,003																																					
EXTRA FEATURES					96268 MARSH HEN RD, 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	0810	CONCRETE A	0 100	62 4	248.00	SF	6.50	6.50	100	2019	2019	3	98	1,580																											
2	0812	CONCRETE C	0 100	0 0	2,546.00	SF	4.00	4.00	100	2019	2019	3	98	9,980																											
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465																											
4	0911	SCRN RM A	0 100	0 0	1,568.00	SF	17.50	17.50	100	2019	2019	3	86	23,598																											
5	0861	POOL GUNIT	0 100	0 0	525.00	SF	85.00	85.00	100	2019	2019	3	90	40,163																											
6	0855	CONC PAVER	0 100	0 0	1,043.00	SF	10.00	10.00	100	2019	2019	3	98	10,221																											
LAND DESCRIPTION					TOTAL OB/XF 89,007																																				
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	DENSITY	DECL	FRZ	YR	CONSRV																	
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																								
REVIEW DATE 01/08/2020 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																									