

LOT 19
IN OR 745/1407
LIVE OAK PLANTATION PB 4/117

MILLS JAMES WOODROW
96076 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5102-0019-0000



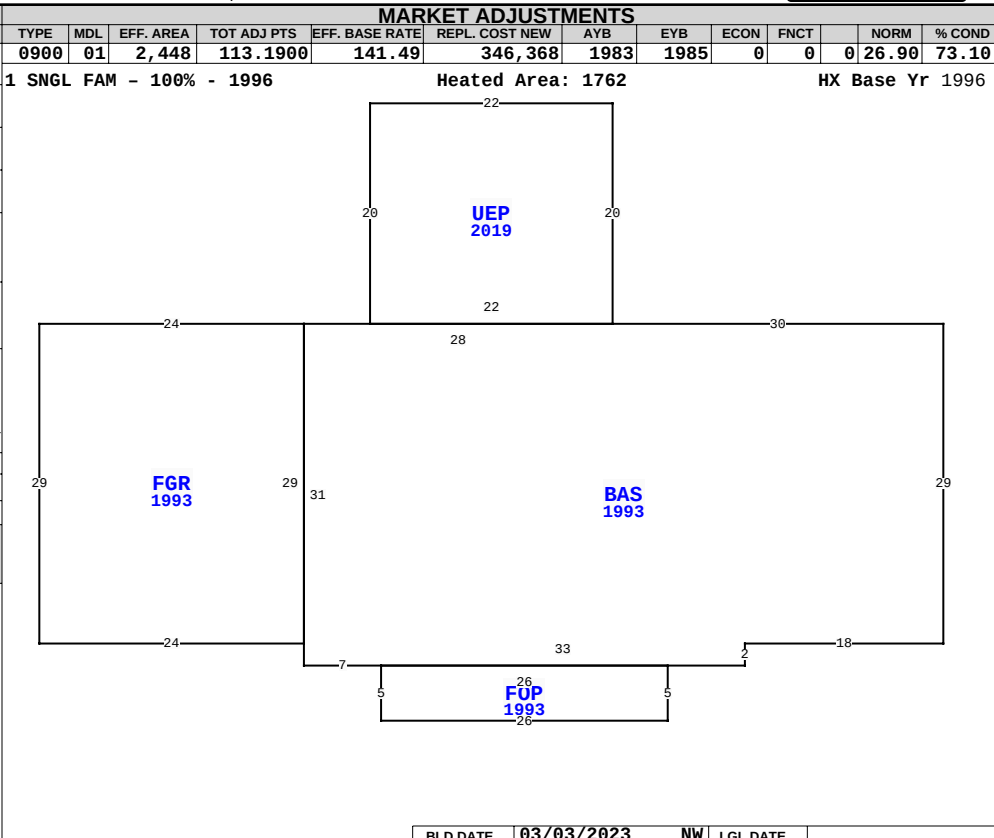
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
NEIGHBORHOOD/LOC		4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	182,242
FGR	696	55	383	39,614
FOP	130	30	39	4,034
UEP	440	60	264	27,305
TOTALS	3,028		2,448	253,195

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,056.00	SF	4.00	4.00
3	0510	GARAGE WD-	0 100	18	16	288.00	SF	35.00	35.00

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	1.03



96076 MARSH HEN RD, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE 06/05/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	253,195		
TOTAL MARKET OB/XF VALUE	5,940		
TOTAL LAND VALUE - MARKET	82,400		
TOTAL MARKET VALUE	341,535		
SOH/AGL Deduction	168,996		
ASSESSED VALUE	172,539		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	72,539		
TOTAL JUST VALUE	341,535		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	307,895		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0745/1407	12/05/1995	WD	Q	I		115,000	
GRANTOR: MASSEY WILLIAM E & MA							
GRANTEE: MILLS JAMES WOODROW							
0391/0357	6/01/1983	WD	Q	V		10,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W30 UEP=[YR=2019] N20 W22 S20 E22\$ W28									
FGR=[YR=1993] W24 S29 E24 N29 \$ S31 E7 FOP=[YR=1993] S5 E26									
N5 W26 \$ E33 N2 E18 N29 \$.									