

WHITE WILLIAM PIERCE & LORENA TORRES
96108 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																
Exterior Wall	20	FACE BRICK 100	0900	01	2,527	118.4400	148.05	374,122	1983	1995	0	0	0	21.00	79.00	Tax Group: 4														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022												Heated Area: 2097															
Roof Cover	03	COMP SHNGL 100													HX Base Yr															
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		3 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 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	1,295	100	1,295	151,463																										
FGR	548	55	301	35,205																										
FOP	185	30	56	6,550																										
FOP	66	30	20	2,339																										
FST	96	55	53	6,199																										
FUS	802	100	802	93,801																										
TOTALS				2,992		2,527	295,556																							
EXTRA FEATURES				96108 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400													
REVIEW DATE 07/07/2020 BY KWA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/06/2024 BY SYS																														