

PT OF LOT 1 IN OR 1772/1234
(EX R/W OR 384/431)
E V SCOTT SUB UNR

CRABTREE DON G & KAYE H
PO BOX 515
YULEE, FL 32041

2024

46-3N-28-5105-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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

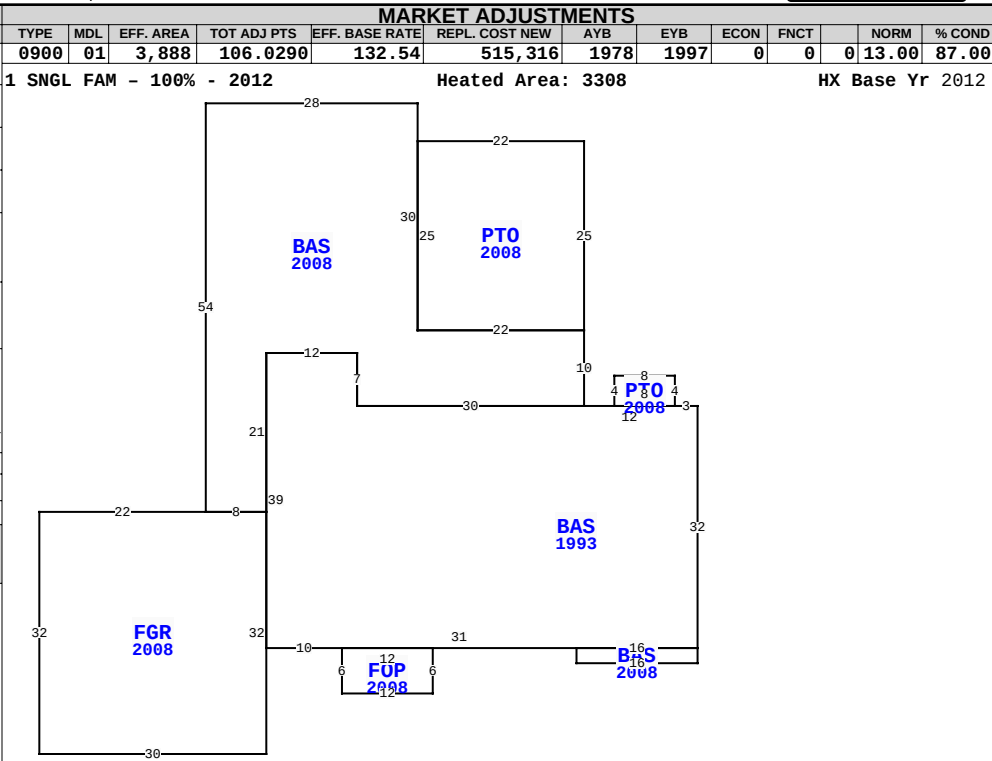
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	220,011
BAS	32	100	32	3,690
BAS	1,368	100	1,368	157,744
FGR	960	55	528	60,883
FOP	72	30	22	2,537
PTO	32	5	2	231
PTO	550	5	28	3,229

TOTALS	4,922		3,888	448,325
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,696.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	0.93	AC	



96023 MARSH HEN RD, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,723											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		448,325	
TOTAL MARKET OB/XF VALUE		9,723	
TOTAL LAND VALUE - MARKET		74,400	
TOTAL MARKET VALUE		532,448	
SOH/AGL Deduction		261,065	
ASSESSED VALUE		271,383	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		221,383	
TOTAL JUST VALUE		532,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005724	(5) DOORS	13,000	07/01/2020
B21793	XF0B	5,000	08/01/2008
M13771	MECH OTHER	0	04/01/2008
R11207	REPAIR/RRF	5,000	04/01/2008
E20027	ELEC OTHER	2,000	09/01/2007
B20441	ADDITION	121,044	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1772/1234	12/29/2011	WD U	I	11	
GRANTOR: WELLS FARGO BANK NA					
GRANTEE: CRABTREE DON G & KA					
1768/0529	11/11/2011	QC U	I	11	
GRANTOR: FEDERAL HOME LOAN MOR					
GRANTEE: WELLS FARGO BANK NA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 PTO=[YR=2008] N4 W8 S4 E8 \$ W12 BAS=[YR=2008] N10 PTO=[YR=2008] N25 W22 S25 E22 \$ W22 N30 W28 S54 FGR=[YR=2008] W22 S32 E30 N32 W8 \$ E8 N21 E12 S7 E30 \$ W30N7 W12 S39 E10 FOP=[YR=2008] S6 E12 N6 W12 \$ E31 BAS=[YR=2008] S2 E16 N2 W16 \$ E16 N32 \$.											