

LOT 2
IN OR 2374/1026
EX R/W OR 384/431

TOJIL ISAAC L/PERDOMO ERIKA R
96061 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5105-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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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	910	100	910	116,202
BAS	154	100	154	19,665
FOP	168	30	50	6,385
FUS	896	100	896	114,414
UOP	9	20	2	255

TOTALS	2,137		2,012	256,922
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	19	22	418.00	SF	6.50	6.50
2	0350	CARPORT WD	0 100	14	12	168.00	SF	13.00	13.00
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00
4	0810	CONCRETE A	0 100	0	0	456.00	SF	6.50	6.50

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	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,012	113.1900	141.49	284,678	1983	2003	0	0	0	9.75	90.25
1 SNGL FAM - 100% - 2021												
Heated Area: 1960												
HX Base Yr 2021												

313P
2015

14

11

14

11

14

27

6

28

28

6

FOP
1993

28

32

28

32

28

FUS
1993

96061 MARSH HEN RD, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	19	22	418.00	SF	6.50	6.50	100	1994	1994	3	68	1,848	
2	0350	CARPORT WD	0 100	14	12	168.00	SF	13.00	13.00	100	1996	1996	3	20	437	
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1992	1992	3	20	1,152	
4	0810	CONCRETE A	0 100	0	0	456.00	SF	6.50	6.50	100	2005	2005	3	86	2,549	

TOTAL OB/XF													5,986			
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
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		264,956			
TOTAL MARKET OB/XF VALUE		5,986			
TOTAL LAND VALUE - MARKET		160,000			
TOTAL MARKET VALUE		430,942			
SOH/AGL Deduction		115,210			
ASSESSED VALUE		315,732			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		265,732			
TOTAL JUST VALUE		430,942			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		370,540			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013212	REPAIR/RRF	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1026	7/07/2020	WD	Q	I	01	338,000
GRANTOR: MACK JOY D						
GRANTEE: TOJIL ISAAC L & ERI						
2219/1555	8/24/2018	WD	Q	I	01	292,000
GRANTOR: ATHEY CLINTON L & LIN						
GRANTEE: MACK JOY D						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W14 UOP=[YR=2015] N3 W3 S3 E3\$ BAS=[YR=2011] W14 S11 E14 N11 \$ S11 W14 S27 FOP=[YR=1993] S6 E28 N6 W28 \$ E28 N38 \$ PTR=E15 FUS=[YR=1993] E28 S32 W28 N32 \$ W15 \$.																

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	672	100
TOTALS	672	672 8,034

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	672	68.3100	23.91	16,068	1994	1994	0	0	0 50.00	50.00
2 GARAGE RES - 100% - 2021						Heated Area: 672		HX Base Yr 2021			
28 24 28 24 BAS 2020											
BLD DATE						LGL DATE		06/05/2023			
XF DATE						LAND DATE		MLU			