



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	11 CLAY TILE 30
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
Occupancy	00 NONE 100

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Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4020.00			

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0855	CONC PAVER	0 100	0 0
2	0812	CONCRETE C	0 100	0 0
3	0855	CONC PAVER	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,269	99.7920	149.69	639,027	2019	2019	0	0	2.00	98.00
1 SFR CUST - 100% - 2020 Heated Area: 3522 HX Base Yr 2020											
96424 MARSH HEN RD, FERNANDINA BEACH											
BLD DATE: 06/05/2023 MLU											

TOTAL OB/XF											
19,931											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		626,246	
TOTAL MARKET OB/XF VALUE		19,931	
TOTAL LAND VALUE - MARKET		136,000	
TOTAL MARKET VALUE		782,177	
SOH/AGL Deduction		270,231	
ASSESSED VALUE		511,946	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		461,946	
TOTAL JUST VALUE		782,177	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		704,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805400	CO ISSUED	0	04/01/2019
B1805400	NEW CONSTR	458,328	05/29/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
9999/9999	11/15/2018	CN	Q	V	01
GRANTOR: RABOIN DANIEL & MICHE					
GRANTEE: BAKER ELLIOTT					
9999/9999	3/22/2018	CN	Q	V	01
GRANTOR: SCOTT STANLEY V					
GRANTEE: BAKER ELLIOTT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W19 FOP=[YR=2019] W22 S10 W12 S13 E18 N11 E12 U4 R4 N8 S \$8 L4 D4 W12 S11 W18 N13 W16 S20 W2 S14 FST=[YR=2019] S4 E7 N4 W7\$ E7 S4 W7 S13 E10 S8 E17 N9 FOP=[YR=2019] E21 N10 W10 S4 W11 S6\$ N6 E11 N4 E10 S18 FGR=[YR=2019] S24 E23 N2 E13 N22 W13 FOP=[YR=2019] N11 W5 S8 FST=[YR=2019] W6 S3 E6 N3\$ S3 E5\$ W23\$ E12 N3 E6 N8 E5 N57\$ PTR= S115 E15 UDU=[YR=2019] E8 N10 UOP=[YR=2019] N5 W8 S5 E8\$ W8 S10\$ W15 N115\$.											

TOTAL OB/XF											
19,931											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.70	AC	1.00