LOT 120
IN OR 2122/597
MARSH LAKES PB 5/159-167

TRICE BRENDA S
99108 GREEN HERON WAY
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0120-0000

BUILDING CHARACTERISTICS

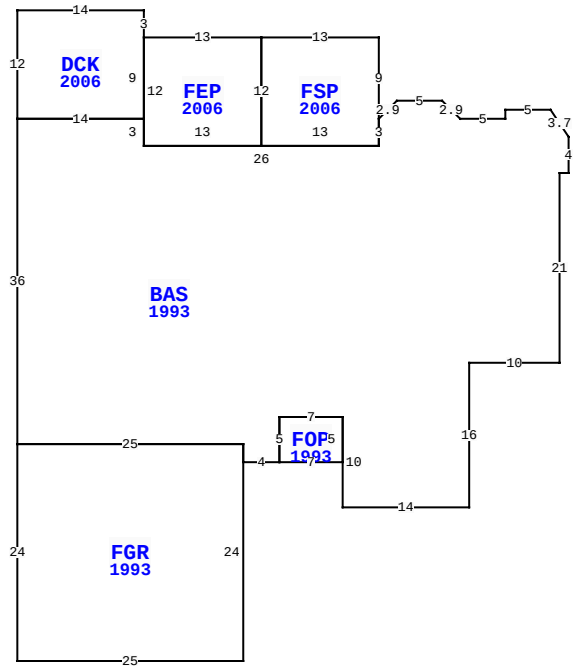
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	1993	2,101	303,921
DCK	168	10	2006	17	2,459
FEP	156	80	2006	125	18,082
FGR	600	55	1993	330	47,736
FOP	35	30	1993	10	1,446
FSP	156	40	2006	62	8,969
TOTALS	3,216			2,645	382,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,645	110.9760	175.34	463,774	1989	1989	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2021 Heated Area: 2101 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

99108 GREEN HERON WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		382,614
TOTAL MARKET OB/XF VALUE		6,207
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		638,821
SOH/AGL Deduction		185,381
ASSESSED VALUE		453,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		402,718
TOTAL JUST VALUE		638,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515378	XFOB	38,150	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/0597	5/17/2017	WD	Q	I	01	356,500
GRANTOR: BECK WILLIAM S & ERIC						
GRANTEE: TRICE RONALD W & BR						
1235/0017	6/02/2004	WD	Q	I		360,000
GRANTOR: CROSBY THEODORE J & N						
GRANTEE: BECK WILLIAM S & ER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E1 N4 U3 L2 W5 S1 W5 L2 U2 W5 D2 L2 FSP=[YR=2006] N9 W13 FEP=[YR=2006] W13 DCK=[YR=2006] N3 W14 S12 E14 N9 $ S12 E13 N12 $ S12 E13 N3 $ S3 W26 N3 W14 S36 FGR=[YR=1993] S24 E25 N24 W25 $ E25 S2 E4 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E7 S10 E14 N16 E10 N21 $.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1989	1989	3	20	336	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0812	CONCRETE C	0	100	0	0	2,010.00	SF	2.00	2.00	100	1989	1989	3	54.5	2,191	
4	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	2005	2005	3	36	1,440	

LAND DESCRIPTION

TOTAL OB/XF 6,207

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS