



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT			CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall			31	HARDIE BRD 80			0900	01	2,361	106.8200	141.00	332,901	1998	2018	0	0	0	2.60	97.40	VALUATION BY					STANDARD											
Exterior Wall			16	WD FR STUC 20			1 SNGL FAM - 0% - 0										Heated Area: 2042					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure			03	GABLE/HIP 100													BUILDING MARKET VALUE					324,246														
Roof Cover			03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE					30,386														
Interior Wall			05	DRYWALL 100													TOTAL LAND VALUE - MARKET					125,000														
Interior Floor			13	LVT/LAMNT 100													TOTAL MARKET VALUE					479,632														
Interior Floor			14	CARPET 0													SOH/AGL Deduction					53,575														
Air Condition			03	CENTRAL 100													ASSESSED VALUE					426,057														
Heating Type			04	AIR DUCTED 100													TOTAL EXEMPTION VALUE					0														
Bedrooms			3	100													BASE TAXABLE VALUE					426,057														
Bathrooms			2	100													TOTAL JUST VALUE					479,632														
Frame			02	WOOD FRAME 100													NCON VALUE					25,293														
Stories			1.	1. 100			INCOME VALUE																													
Units			0	100			PREVIOUS YEAR MKT VALUE					406,756																								
Occupancy			00	NONE 100																																
Quality			03	Quality Level 03																																
DOR CODE			0100	SINGLE FAMILY																																
MAP NUM				MKT AREA			04																													
NEIGHBORHOOD/LOC			4021.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,602	100	1998	1,602	220,009																															
BAS	440	100	2024	440	60,427																															
FGR	380	55	1998	209	28,703																															
FOP	36	30	1998	11	1,511																															
USP	330	30	2025	99	13,596																															
TOTALS			2,788			2,361	324,246																													
EXTRA FEATURES						96033 HIDDEN MARSH LN, 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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000																				
2	0855	CONC PAVER	0	0	0	0	84.00	SF	10.00	10.00	100	2025	2024		100	840																				
3	0855	CONC PAVER	0	0	0	0	1,285.00	SF	10.00	10.00	100	2025	2023		100	12,850																				
4	0471	VINYL FNC	0	0	0	0	328.00	LF	32.00	32.00	100	2025	2024		100	10,496																				
5	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2025	2024		100	1,200																				