LOT 9
IN OR 1937/1846
FIDDLERS WALK PB 5/237

CHIPMAN BETSY E
96044 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0009-0000

BUILDING CHARACTERISTICS

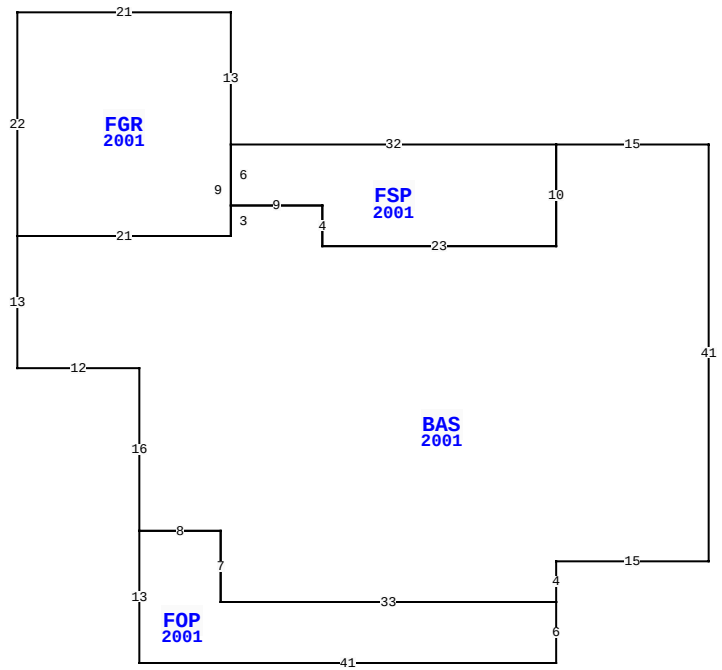
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,195	100	2001	2,195	282,587
FGR	462	55	2001	254	32,700
FOP	302	30	2001	91	11,716
FSP	284	40	2001	114	14,677
TOTALS	3,243			2,654	341,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,654	110.2080	145.47	386,077	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2015 Heated Area: 2195 HX Base Yr 2015



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

96044 HIDDEN MARSH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,678
TOTAL MARKET OB/XF VALUE		11,344
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		478,022
SOH/AGL Deduction		214,773
ASSESSED VALUE		263,249
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		207,527
TOTAL JUST VALUE		478,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101525	REPAIR/RRF	19,000	02/01/2021
B23054	XFOB	4,544	11/01/2009
B018282	NEW CONSTR	165,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/1846	9/15/2014	WD	Q	I	02	282,600
GRANTOR: SCHLOTTERBECK KURT E						
GRANTEE: CHIPMAN JOHN D & BE						
1016/0496	10/26/2001	WD	Q	I		200,000
GRANTOR: WOODS JAMES W						
GRANTEE: SCHLOTTERBECK KURT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2001] W32 FGR=[YR=2001] N13 W21 S22 E21 N9 $ S6 E9 S4 E23 N10 $ S10 W23 N4 W9 S3 W21 S13 E12 S16 FOP=[YR=2001] S13 E41 N6 W33 N7 W8 $ E8 S7 E33 N4 E15 N41 $.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	116.00	SF	7.00	7.00	100	2001	2001	3	79	641	
2	0812	CONCRETE C	0	100	0	0	3,387.00	SF	4.00	4.00	100	2001	2001	3	79	10,703	

LAND DESCRIPTION

TOTAL OB/XF 11,344

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS