LOT 28
FIDDLERS WALK PB 5/237

EHRMAN ROBERT E
96072 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0028-0000

BUILDING CHARACTERISTICS

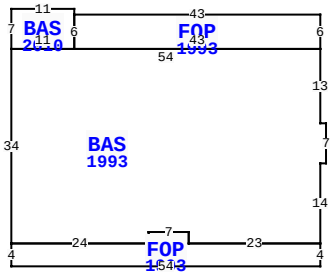
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

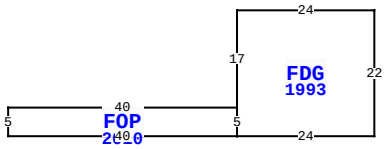
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1993	1,829	233,327
BAS	77	100	2010	77	9,823
FDG	528	60	1993	317	40,440
FOP	230	30	1993	69	8,802
FOP	258	30	1993	77	9,823
FOP	200	30	2010	60	7,654
TOTALS	3,122			2,429	309,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,429	115.0520	151.87	368,892	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2006 Heated Area: 1906 HX Base Yr 2006





96072 HIDDEN MARSH LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,869
TOTAL MARKET OB/XF VALUE		8,745
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		443,614
SOH/AGL Deduction		264,418
ASSESSED VALUE		179,196
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,474
TOTAL JUST VALUE		443,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/1675	2/08/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: EHRMAN ROBERT E						
1308/1555	4/11/2005	WD	Q	I		238,000
GRANTOR: NURNEY THOMAS D & KIM						
GRANTEE: EHRMAN ALICIA D & R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W43 BAS=[YR=2010] N1 W11 S7 BAS=[YR=1993] S34 FOP=[YR=1993] S4 E54 N4 W23 N2 W7 S2 W24 $ E24 N2 E7 S2 E23 N14 E1 N7 W1 N13 W54 $ E11 N6 $ S6 E43 N6 $ PTR= E40 FOP=[YR=2010] E40 FDG=[YR=1993] N17 E24 S22 W24 N5 $ S5 W40 N5 $ W40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	970.00	SF	5.20	5.20	100	2001	2001	3	79	3,985	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2016	2016	3	70	2,520	

LAND DESCRIPTION

TOTAL OB/XF 8,745

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	000100	C	RES	100		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