LOT 31
IN OR 1572/705
FIDDLERS WALK PB 5/237

BEALL BYRON F & ANIKO B
96100 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0031-0000

BUILDING CHARACTERISTICS

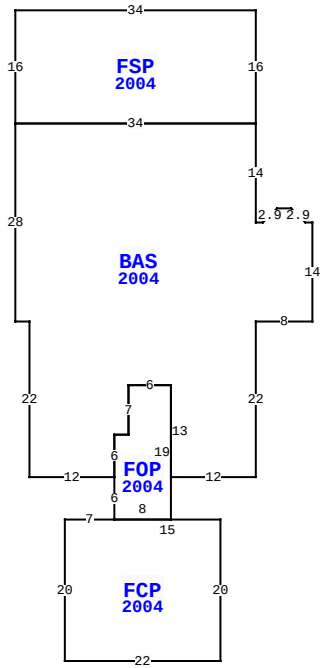
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,686	100	2004	1,686	231,813
FCP	440	25	2004	110	15,125
FOP	138	30	2004	41	5,638
FSP	544	40	2004	218	29,974
TOTALS	2,808			2,055	282,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	115.7380	152.77	313,942	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2009 Heated Area: 1686 HX Base Yr 2009



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

96100 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		282,548
TOTAL MARKET OB/XF VALUE		22,494
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		430,042
SOH/AGL Deduction		252,106
ASSESSED VALUE		177,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,214
TOTAL JUST VALUE		430,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706910	REPAIR/RRF	16,000	11/01/2017
B25303	ADDITION	6,184	11/01/2011
B0311510	NEW CONSTR	150,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/0705	6/17/2008	WD	Q	I		295,400
GRANTOR: MCKENDREE TONY LEE						
GRANTEE: BEALL BYRON F & ANI						
1034/0416	2/01/2002	WD	Q	V		27,500
GRANTOR: EDWARDS CHAD A & COUR						
GRANTEE: MCKENDREE TONY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W34 S16 BAS=[YR=2004] S28 E2 S22 E12
FOP=[YR=2004] S6 FCP=[YR=2004] W7 S20 E22 N20 W15 $ E8 N19 W6 S7 W2 S6 $ N6 E2 N7 E6 S13 E12 N22 E8 N14 W1 U2 L2 W2 D2 L2 W1 N14 W34 $ E34 N16 $.

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	5,858.00	SF	4.00	4.00	100	2004	2004	3	83	19,449	

LAND DESCRIPTION

TOTAL OB/XF 22,494

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS