LOT 36
IN OR 1580/1778
FIDDLERS WALK PB 5/237

RICKERSON ROBERT L & NANCY S
16714 US HWY 80
JEFFERSONVILLE, GA 31044

2025

46-3N-28-507F-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

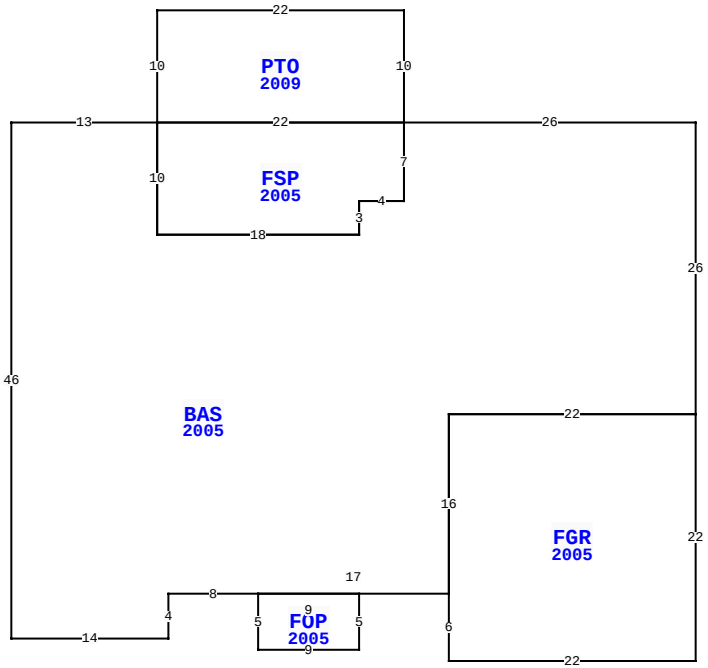
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,058	100	2005	2,058	273,022
FGR	484	55	2005	266	35,289
FOP	45	30	2005	14	1,857
FSP	208	40	2005	83	11,011
PTO	220	5	2009	11	1,459
TOTALS	3,015			2,432	322,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,432	117.2080	154.71	376,255	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 0 Heated Area: 2058 HX Base Yr



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

96069 HIDDEN MARSH LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	322,639
TOTAL MARKET OB/XF VALUE	5,960
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	453,599
SOH/AGL Deduction	22,842
ASSESSED VALUE	430,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,757
TOTAL JUST VALUE	453,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22454	XFOB	550	05/01/2009
R11876	REPAIR/RRF	790	05/01/2009
B13471	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1778	8/11/2008	WD	Q	I		277,500
GRANTOR: SIMPSON H B & JACQULY						
GRANTEE: RICKERSON ROBERT L						
1342/1859	8/18/2005	WD	Q	I		345,000
GRANTOR: KARLEN CUSTOM HOMES I						
GRANTEE: SIMPSON H B & JACQU						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0812	CONCRETE C	0	0	0	0	1,250.00	SF	4.00	4.00	100	2005	2005	3	84	4,200	

BUILDING DIMENSIONS

BAS=[YR=2005] W26 PTO=[YR=2009] N10 W22 S10 E22$
FSP=[YR=2005] W22 S10 E18 N3 E4 N7$ S7 W4 S3 W18 N10W13 S46
E14 N4 E8 FOP=[YR=2005] S5 E9 N5 W9$ E17 FGR=[YR=2005] S6 E22
N22 W22 S16$ N16 E22 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,960

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	0		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