

PT OF TRACT B
IN OR 774/508
LIVE OAK PLANTATION PB 4/117

RINEHART DONALD G & DEBORAH L
96240 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5102-000B-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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NEIGHBORHOOD/LOC	4020.00
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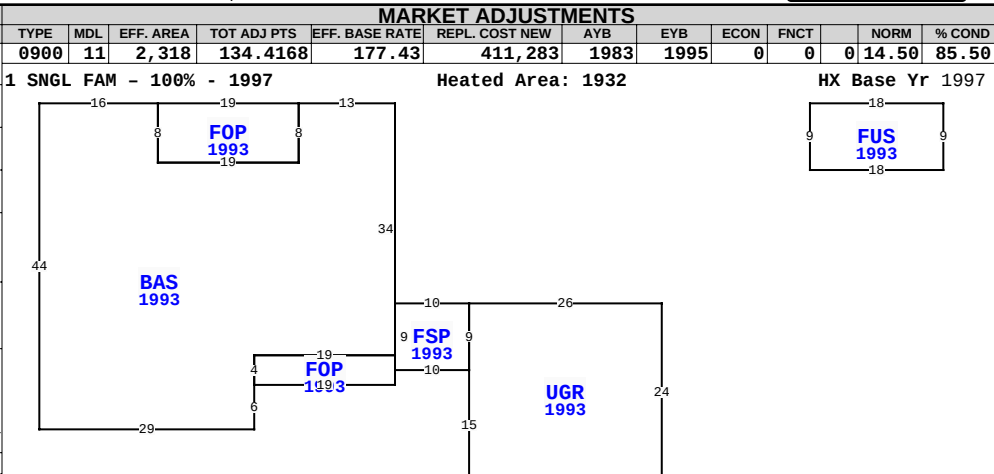
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1993	1,770	268,514
FOP	76	30	1993	23	3,489
FOP	152	30	1993	46	6,979
FSP	90	40	1993	36	5,461
FUS	162	100	1993	162	24,576
UGR	624	45	1993	281	42,629

TOTALS	2,874			2,318	351,647
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00
5	0911	SCRN RM A	0	100	0	0	983.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	07/13/2020	BY	KWA
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96240 MARSH HEN RD, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	05/07/2025
	INC DATE			AG DATE	MLU

TOTAL OB/XF									
25,997									

TOTAL OB/XF									
25,997									

Market:	0
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Agricultural:	0
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Common:	100,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		351,647	
TOTAL MARKET OB/XF VALUE		25,997	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		477,644	
SOH/AGL Deduction		289,544	
ASSESSED VALUE		188,100	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		137,378	
TOTAL JUST VALUE		477,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00515323	SWIM POOL	37,098	01/01/2005
007337	CHNGE SRVC	0	10/01/2000
95-0377	REPAIR/RRF	625	09/01/1995
2970	GARAGE	8,300	09/05/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0774/0508	10/17/1996	WD	Q	I		113,000	
GRANTOR: DRYDEN FORREST E							
GRANTEE: RINEHART DONALD G &							
0461/0453	7/01/1985	WD	Q	I		81,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W13 FOP=[YR=1993] W19 S8 E19 N8 \$ S8 W19 N8 W16 S44 E29 N6 FOP=[YR=1993] E19 N2 FSP=[YR=1993] E10 UGR=[YR=1993] S15 E26 N24 W26 S9 \$ N9 W10 S9 \$ N2 W19 S4 \$ N4 E19 N34 \$ PTR= E56 FUS=[YR=1993] E18 S9 W18 N9 \$ W56 \$.							