

PT OF TRACT B  
IN OR 2014/1647  
LIVE OAK PLANTATION PB 4/117

RAY KAREN L  
96268 MARSH HEN RD  
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5102-000B-0030



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 10 ABOVE AVG 90   |
| Exterior Wall            | 20 FACE BRICK 10  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 90  |
| Roof Cover               | 13 STAND SEAM 10  |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 80    |
| Interior Floor           | 11 CLAY TILE 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 3.5 100           |
| 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 | 4020.00  |    |

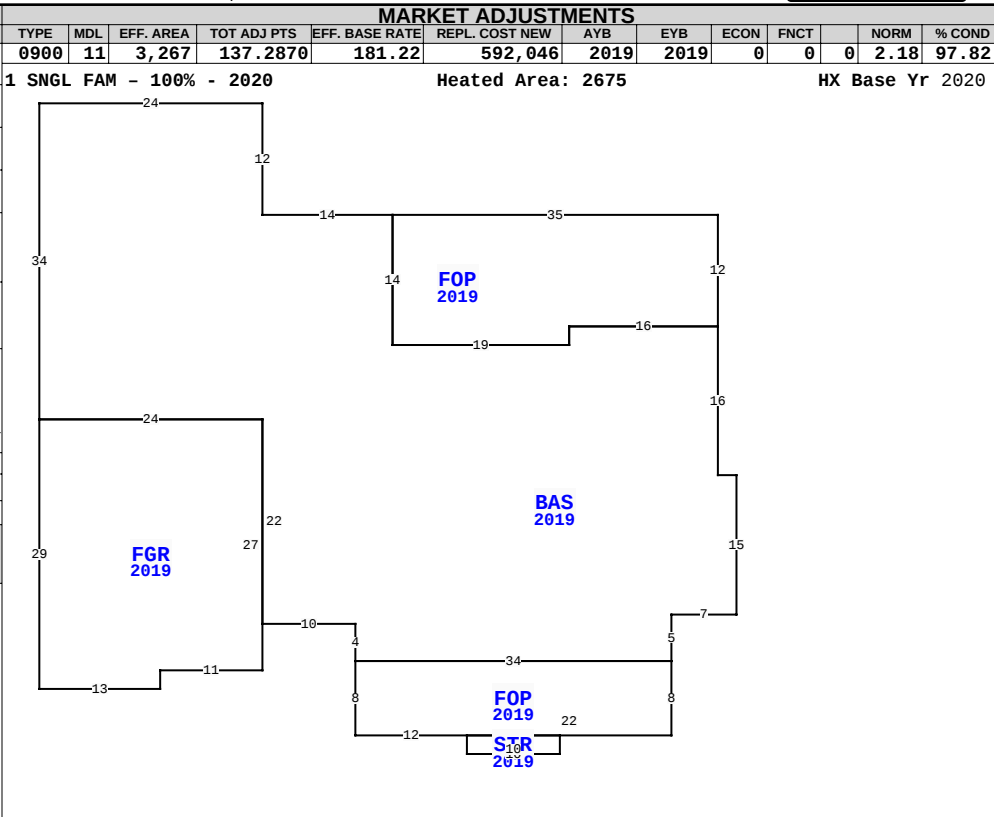
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,675            | 100         | 2019 | 2,675        | 474,196              |
| FGR       | 674              | 55          | 2019 | 371          | 65,767               |
| FOP       | 272              | 30          | 2019 | 82           | 14,536               |
| FOP       | 458              | 30          | 2019 | 137          | 24,286               |
| STR       | 20               | 10          | 2019 | 2            | 354                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,099 |  |  | 3,267 | 579,139 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 62 | 4 | 248.00   | SF | 6.50     |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 2,546.00 | SF | 4.00     |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00     | UT | 3,500.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0  | 0 | 1,568.00 | SF | 17.50    |
| 5              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0 | 525.00   | SF | 85.00    |
| 6              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 1,043.00 | SF | 10.00    |

| 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 08/16/2024 BY NW



|                                      |
|--------------------------------------|
| 96268 MARSH HEN RD, FERNANDINA BEACH |
|--------------------------------------|

| TOTAL OB/XF |            |             |     |     |    |   |          |    |          |
|-------------|------------|-------------|-----|-----|----|---|----------|----|----------|
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Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900 | 11  | 3,267     | 137.2870    | 181.22         | 592,046        | 2019 | 2019 | 0    | 0    | 2.18 | 97.82  |

NASSAU COUNTY PROPERTY PAGE 1 of 2

| VALUATION SUMMARY         |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 593,120   |
| TOTAL MARKET OB/XF VALUE  | 86,314    |
| TOTAL LAND VALUE - MARKET | 100,000   |
| TOTAL MARKET VALUE        | 779,434   |
| SOH/AGL Deduction         | 312,314   |
| ASSESSED VALUE            | 467,120   |
| TOTAL EXEMPTION VALUE     | 50,722    |
| BASE TAXABLE VALUE        | 416,398   |
| TOTAL JUST VALUE          | 779,434   |
| NCON VALUE                | 13,981    |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 690,010   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| B240002059 | 22X25 BLDG W/ 12X | 44,934  | 02/21/2024 |
| C1806491   | CO ISSUED         | 0       | 09/25/2019 |
| B1906667   | SCRN ENCLRE       | 13,902  | 08/01/2019 |
| 19006679   | SWIM POOL         | 47,500  | 06/21/2019 |
| B1806491   | NEW CONSTR        | 365,914 | 06/22/2018 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2014/1647                     | 11/17/2015 | WD        | Q   | V   | 01     |
| GRANTOR: DEBARTOLO JOHN C     |            |           |     |     | 53,000 |
| GRANTEE: RAY KAREN L          |            |           |     |     |        |
| 0787/0952                     | 3/17/1997  | QC        | Q   | V   | 06     |
| GRANTOR: LOUM JAMES H & TANIA |            |           |     |     |        |
| GRANTEE: DEBARTOLO JOHN C     |            |           |     |     |        |

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W35 BAS=[YR=2019] W14 N12 W24 S34

FGR=[YR=2019] S29 E13 N2 E11 N27 W24\$ E24 S22 E10 S4

FOP=[YR=2019] S8 E12 STR=[YR=2019] S2 E10 N2 W10\$ E22 N8

W34\$ E34 N5 E7 N15 W2 N16 W16 S2 W19 N14\$ S14 E19 N2 E16 N12\$.

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