LOT 18
IN OR 350 PG 723
LIVE OAK PLANTATION PB 4/117

TODD LARRY J & DIANE W
96050 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5102-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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		2.5 100
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

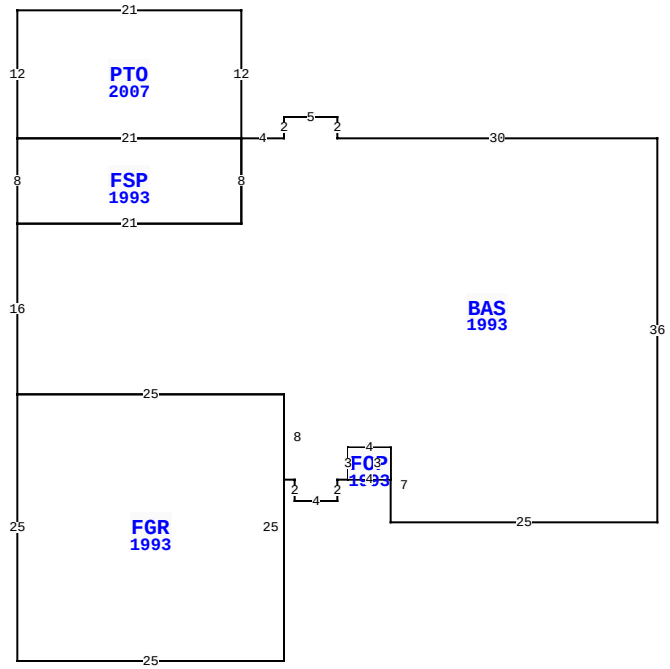
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1993	1,658	241,127
FGR	625	55	1993	344	50,029
FOP	12	30	1993	4	581
FSP	168	40	1993	67	9,744
PTO	252	5	2007	13	1,891
TOTALS	2,715			2,086	303,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,086	138.1506	182.36	380,403	1987	1997	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 0 Heated Area: 1658 HX Base Yr 1988



96050 MARSH HEN RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		303,371
TOTAL MARKET OB/XF VALUE		9,169
TOTAL LAND VALUE - MARKET		103,000
TOTAL MARKET VALUE		415,540
SOH/AGL Deduction		256,494
ASSESSED VALUE		159,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,324
TOTAL JUST VALUE		415,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217676	H/AC	0	10/01/2012
3801	N/A	77,020	01/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0350/0723	12/01/1981	WD	Q	V		7,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N2 W5 S2 W4 PTO=[YR=2007] N12 W21 S12 E21$ FSP=[YR=1993] W21 S8 E21 N8 $ S8 W21 S16 FGR=[YR=1993] S25 E25 N25 W25 $ E25 S8 E1 S2 E4 N2 E1 FOP=[YR=1993] E4 N3 W4 S3 $ N3 E4 S7 E25 N36 $.

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	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,483	
2	0510	GARAGE WD-	0	100	36	20	720.00	SF	35.00	35.00	100	1987	1987	3	20	5,040	
3	0811	CONCRETE B	0	100	53	4	212.00	SF	5.20	5.20	100	1987	1987	3	49.5	546	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 9,169

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	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 06/09/2021 BY KWA Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/30/2025 BY SYS