LOT 19
IN OR 745/1407
LIVE OAK PLANTATION PB 4/117

MILLS JAMES WOODROW
96076 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5102-0019-0000

BUILDING CHARACTERISTICS

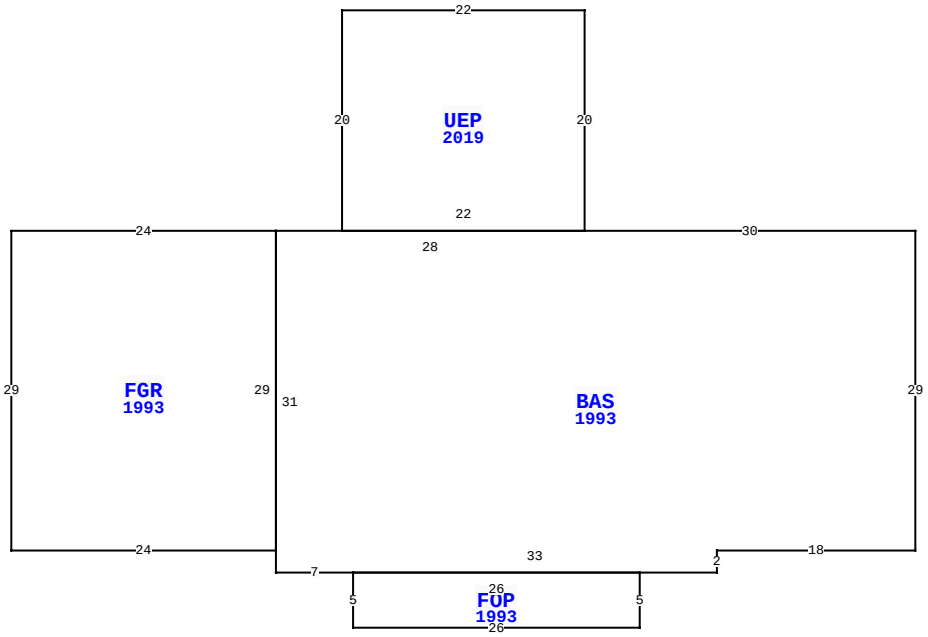
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,762	100	1993	1,762	245,031
FGR	696	55	1993	383	53,262
FOP	130	30	1993	39	5,423
UEP	440	60	2019	264	36,713
TOTALS	3,028			2,448	340,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,448	136.9060	180.72	442,403	1983	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 1996 Heated Area: 1762 HX Base Yr 1996



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

96076 MARSH HEN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,429
TOTAL MARKET OB/XF VALUE		5,424
TOTAL LAND VALUE - MARKET		103,000
TOTAL MARKET VALUE		448,853
SOH/AGL Deduction		271,310
ASSESSED VALUE		177,543
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		76,821
TOTAL JUST VALUE		448,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/1407	12/05/1995	WD	Q	I		115,000
GRANTOR: MASSEY WILLIAM E & MA						
GRANTEE: MILLS JAMES WOODROW						
0391/0357	6/01/1983	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UEP=[YR=2019] N20 W22 S20 E22$ W28
FGR=[YR=1993] W24 S29 E24 N29 $ S31 E7 FOP=[YR=1993] S5 E26
N5 W26 $ E33 N2 E18 N29 $.

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	1983	1983	3	51.5	1,803	
2	0812	CONCRETE C	0	100	0	0	1,056.00	SF	4.00	4.00	100	1983	1983	3	38	1,605	
3	0510	GARAGE WD-	0	100	18	16	288.00	SF	35.00	35.00	100	1995	1995	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 5,424

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 07/07/2020 BY KWA Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/30/2025 BY SYS