TRACT 22
IN OR 1961/1590
LIVE OAK PLANTATION 2 UNR

GUTHRIE DENNIS G & PAMELA S
96383 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5103-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

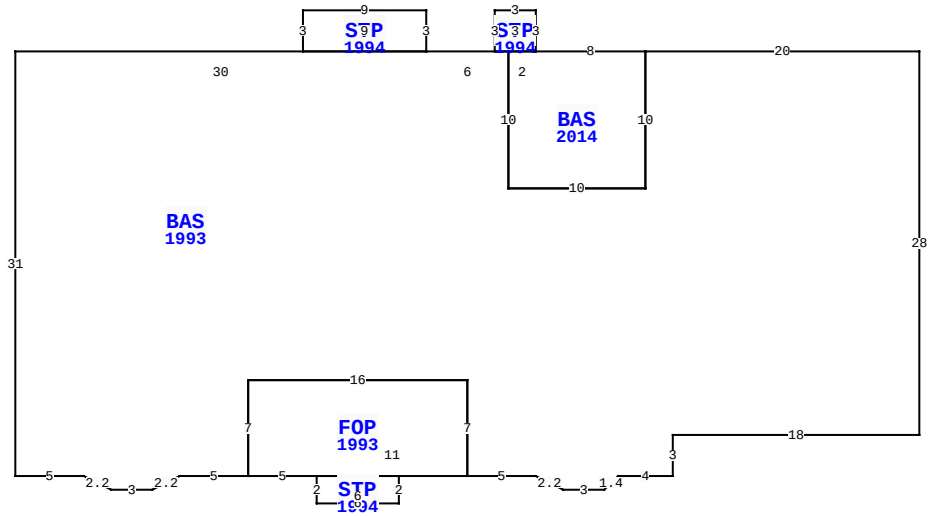
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,790	100	1993	1,790	252,494
BAS	100	100	2014	100	14,106
FOP	112	30	1993	34	4,796
STP	9	10	1994	1	141
STP	12	10	1994	1	141
STP	27	10	1994	3	423
TOTALS	2,050			1,929	272,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,929	140.8887	185.97	358,736	1991	1991	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 2016 Heated Area: 1890 HX Base Yr 2016



96383 MARSH HEN RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,000
TOTAL MARKET OB/XF VALUE		12,747
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		454,747
SOH/AGL Deduction		201,635
ASSESSED VALUE		253,112
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,390
TOTAL JUST VALUE		454,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703808	GARAGE	67,635	06/01/2017
R1213174	REPAIR/RRF	9,485	10/01/2012
B9602618	XFOB	13,500	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1961/1590	2/06/2015	WD	Q	I	01	287,000
GRANTOR: VINCENT WARREN R & TO						
GRANTEE: GUTHRIE DENNIS G &						
0568/1186	5/02/1989	WD	Q	V		26,000
GRANTOR: LILES JANE & ANDREW						
GRANTEE: VINCENT WARREN & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2014] W8 STP=[YR=1994] N3 W3 S3 E3$ W2 S10 E10 N10$ S10 W10 N10 W6 STP=[YR=1994] N3 W9 S3 E9$ W30 S31 E5 D1 R2 E3 U1 R2 E5 FOP=[YR=1993] E5 STP=[YR=1994] S2 E6 N2 W6 $ E11 N7 W16 S7$ N7 E16 S7 E5 D1 R2 E3 U1 R1 E4 N3 E18 N28 $.

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	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,030	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	0811	CONCRETE B	0	100	0	0	1,092.00	SF	5.20	5.20	100	1997	1997	3	72	4,088	
4	0810	CONCRETE A	0	100	0	0	728.00	SF	6.50	6.50	100	1997	1997	3	72	3,407	
5	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1997	1997	3	72	842	

LAND DESCRIPTION

TOTAL OB/XF 12,747

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/01/2024 BY NWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

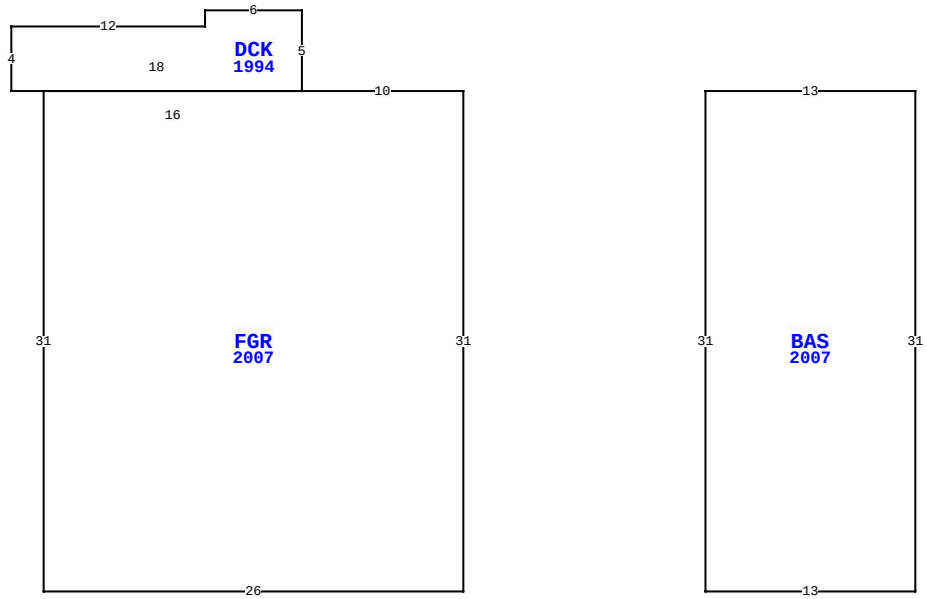
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	403	100	2007	403	19,736
DCK	78	10	1994	8	392
FGR	806	55	2007	443	21,695
TOTALS	1,287			854	41,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	854	116.9640	61.99	52,939	1996	1996	0	0	0	21.00	79.00

2 ACCESORY U – 100% - 2016 Heated Area: 403 HX Base Yr 2016



96383 MARSH HEN RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,000
TOTAL MARKET OB/XF VALUE		12,747
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		454,747
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ASSESSED VALUE		253,112
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,390
TOTAL JUST VALUE		454,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1590	2/06/2015	WD	Q	I	01	287,000
GRANTOR: VINCENT WARREN R & TO						
GRANTEE: GUTHRIE DENNIS G &						
0568/1186	5/02/1989	WD	Q	V		26,000
GRANTOR: LILES JANE & ANDREW						
GRANTEE: VINCENT WARREN & T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W10 DCK=[YR=1994] N5 W6 S1 W12 S4 E18$ W16 S31 E26 N31$ PTR= E15 BAS=[YR=2007] E13 S31 W13 N31$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2024 BY NWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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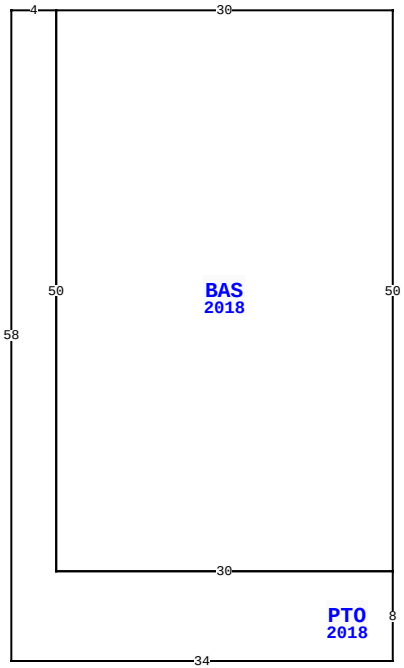
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,500	100	2018	1,500	27,635
PTO	472	5	2018	24	442
TOTALS	1,972			1,524	28,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,524	53.5500	19.81	30,190	2017	2017	0	0	0	7.00	93.00

3 GARAGE RES – 100% - 2016 Heated Area: 1500 HX Base Yr 2016



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GRANTEE: GUTHRIE DENNIS G &						
0568/1186	5/02/1989	WD	Q	V		26,000
GRANTOR: LILES JANE & ANDREW						
GRANTEE: VINCENT WARREN & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 PTO=[YR=2018] W4 S58 E34 N8 W30 N50$ S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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