PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E OR 2549/321
(EX PT IN OR 2614/494 &

HAGINS CHRISTOPHER R & DARLA R
97070 MARSH END LN
YULEE, FL 32097

2025

50-3N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Frame	05	STEEL 100
Quality	04	Quality Level 04

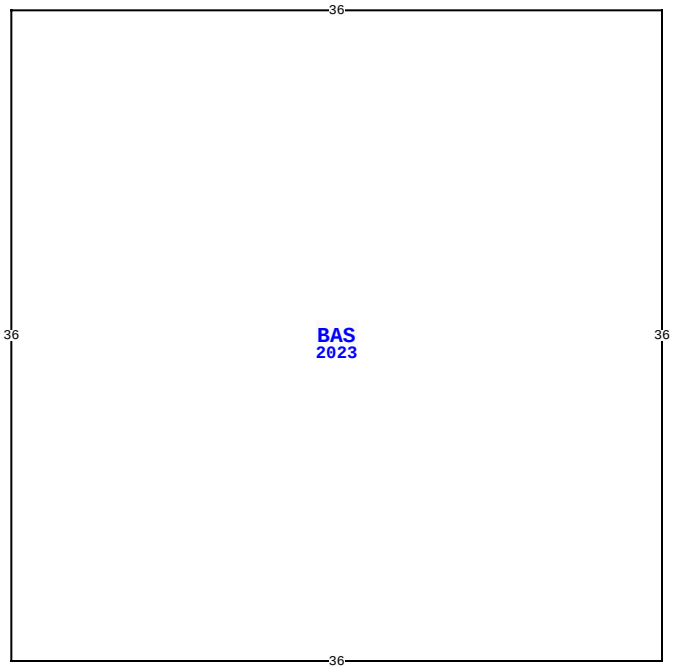
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2023	1,296	25,199
TOTALS	1,296			1,296	25,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	53.6172	19.84	25,713	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 100% - 2025 Heated Area: 1296 HX Base Yr 2025



97070 MARSH END LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		725,497
TOTAL MARKET OB/XF VALUE		59,565
TOTAL LAND VALUE - MARKET		472,500
TOTAL MARKET VALUE		1,257,562
SOH/AGL Deduction		138,720
ASSESSED VALUE		1,118,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,068,120
TOTAL JUST VALUE		1,257,562
NCON VALUE		752,114
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002286	PRIVATE PROVIDER	428,302	02/27/2024
SP230015073	POOL	76,250	11/22/2023
23002937	NEW CONSTR	428,302	03/06/2023
22008522	GARAGE	38,077	06/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1595	5/04/2022	FJ	U	V	11	100
GRANTOR: BEDELL RONALD EDMUND						
GRANTEE: LANIER ANDREA & RHO						
2549/0321	3/23/2022	SW	Q	V	01	350,000
GRANTOR: BEDELL FRANK C III						
GRANTEE: HAGINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W36 S36 E36 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	0473	VF 3 RAIL	0	100	0	0	634.00	LF	7.50	7.50	100	2023	2022		99	4,707	
2	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2023	2022		100	3,042	
3	0811	CONCRETE B	0	100	0	0	2,630.00	SF	5.20	5.20	100	2025	2024		100	13,676	
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2025	2024		100	34,000	
5	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2025	2024		100	3,840	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 59,565

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	5.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	467,500							
2	009530	C	POND	100		RSF-1			2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 01/28/2025 BY NW Total Acres: 7.50 Total Land Value: 472,500 Market: 0 Agricultural: 0 Common: 472,500 PRINTED 07/30/2025 BY SYS

PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E OR 2549/321
(EX PT IN OR 2614/494 &

HAGINS CHRISTOPHER R & DARLA R
97070 MARSH END LN
YULEE, FL 32097

2025

50-3N-28-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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		1 100
Quality	03	Quality Level 03

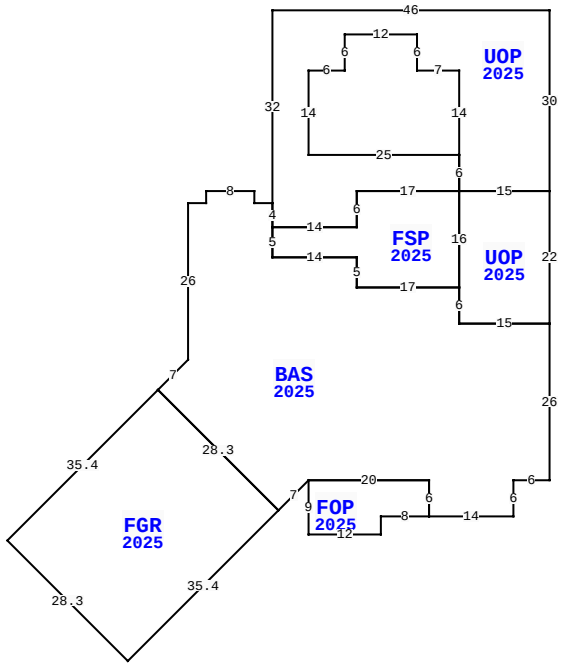
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2025	2,196	479,980
FGR	1,000	55	2025	550	120,214
FOP	156	30	2025	47	10,273
FSP	342	40	2025	137	29,944
UOP	330	20	2025	66	14,426
UOP	1,042	20	2025	208	45,463
TOTALS	5,066			3,204	700,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,204	138.3386	218.57	700,298	2024	2024	0	0	0	0.00	100.00

2 SFR CUST – 100% - 2025 Heated Area: 2196 HX Base Yr 2025



97070 MARSH END LN, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BEDELL RONALD EDMUND						
GRANTEE: LANIER ANDREA & RHO						
2549/0321	3/23/2022	SW	Q	V	01	350,000
GRANTOR: BEDELL FRANK C III						
GRANTEE: HAGINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E3 N2 E8 S2 E3 S4 S5 E14 S5 E17 S6 E15 S26 W6 S6 W14 N6 W20 D5L5 U20L20 U5R5 N26 $
UOP=[YR=2025;ORIG=24,10] S4 E14 N6 E17 N6 W25 N14 E6 N6 E12 S6 E7 S14 S6 E15 N30 W46 S32 $
FSP=[YR=2025;ORIG=24,14] E14 N6 E17 S16 W17 N5 W14 N5 $
UOP=[YR=2025;ORIG=55,8] E15 S22 W15 N6 N16 $
FOP=[YR=2025;ORIG=50,56] W20 S9 E12 N3 E8 N6 $
FGR=[YR=2025;ORIG=5,41] D25L25 D20R20 U25R25 U20L20 $
.

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 01/28/2025 BY NW Total Acres: 7.50 Total Land Value: 472,500 Market: 0 Agricultural: 0 Common: 472,500 PRINTED 07/30/2025 BY SYS