

LOT 4
IN OR 737/528
BARNWELL PLANTATION PB 5/34

WIRTH RONALD L
94881 S PALM POINTE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5055-0004-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

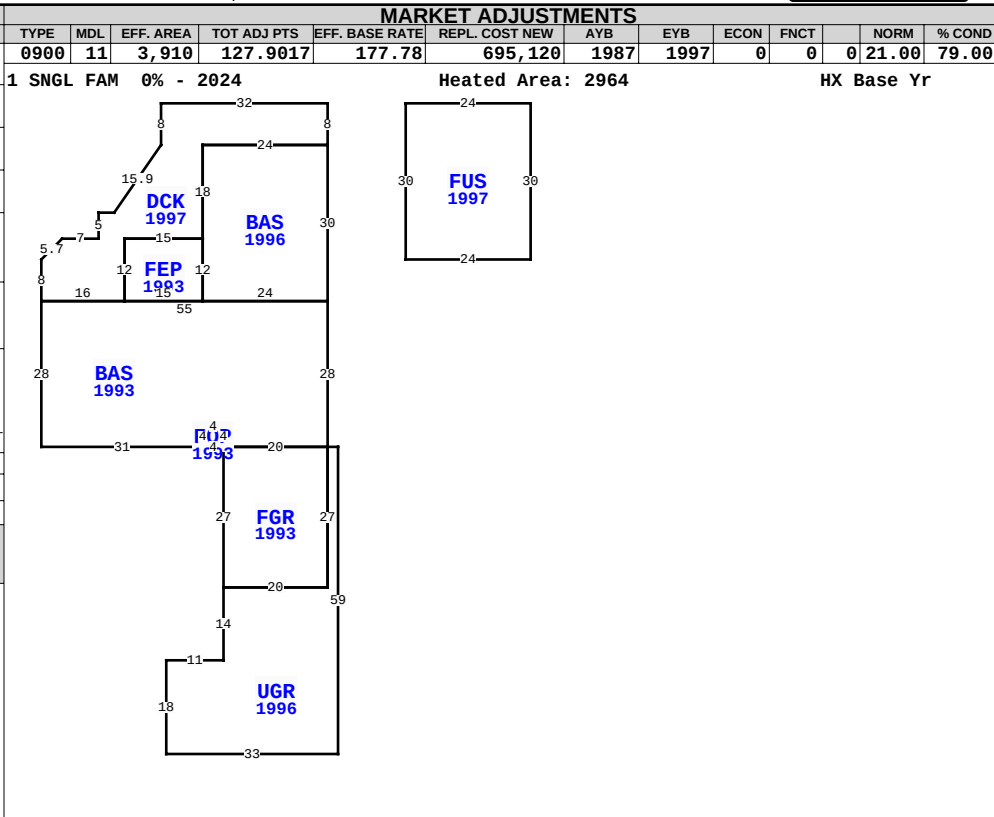
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1993	1,524	214,040
BAS	720	100	1996	720	101,122
DCK	703	10	1997	70	9,832
FEP	180	80	1993	144	20,224
FGR	540	55	1993	297	41,713
FOP	16	30	1993	5	702
FUS	720	100	1997	720	101,122
UGR	956	45	1996	430	60,392

TOTALS	5,359			3,910	549,145
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	0	212	4	848.00	SF	40.00
5	0300	BOAT DCK W	0	0	14	10	140.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	0		RSF	1100.00	391.00	100.00

REVIEW DATE	01/01/2023	BY	CD
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96239 MARSH HEN RD, FERNANDINA BEACH	
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ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	58	2,030	
100	2000	2000	3	26	8,819	
100	2000	2000	3	26	1,456	

TOTAL OB/XF									
12,305									

Total Acres: 0.00	Total Land Value: 230,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					549,145				
TOTAL MARKET OB/XF VALUE					12,305				
TOTAL LAND VALUE - MARKET					230,000				
TOTAL MARKET VALUE					791,450				
SOH/AGL Deduction					1,909				
ASSESSED VALUE					789,541				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					789,541				
TOTAL JUST VALUE					791,450				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					792,620				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017782	CHNGE SRVC	0	02/01/2001
96 2600	ADDITION	0	03/04/1996
3622	NEW CONSTR	68,503	09/18/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0737/0528	8/23/1995	WD	Q	I		170,000
GRANTOR: FORSE DAVID P						
GRANTEE: WIRTH RONALD L & LI						
0497/0401	9/01/1986	WD	U	V		30,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1997] W32 S8 D13 L9 W3 S5 W7 D4 L4 S8 BAS=[YR=1993] S28 E31 FOP=[YR=1993] E4 FGR=[YR=1993] S27 UGR=[YR=1996] S14 W11 S18 E33 N59 W2 S27 W20\$ E20 N27 W20\$ N4 W4 S4\$ N4 E4 S4 E20 N28 BAS=[YR=1996] N30 W24 S18 FEP=[YR=1993] W15 S12 E15 N12\$ S12 E24\$ W55\$ E16 N12 E15 N18 E24 N8\$ PTR= E15 FUS=[YR=1997] E24 S30 W24 N30\$ W15\$.									