LOT 1
FIDDLERS WALK PB 5/237

PEREZ CONNIE REVOCABLE TRUST/PEREZ CONNIE TRUSTEE
96033 HIDDEN MARSH LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

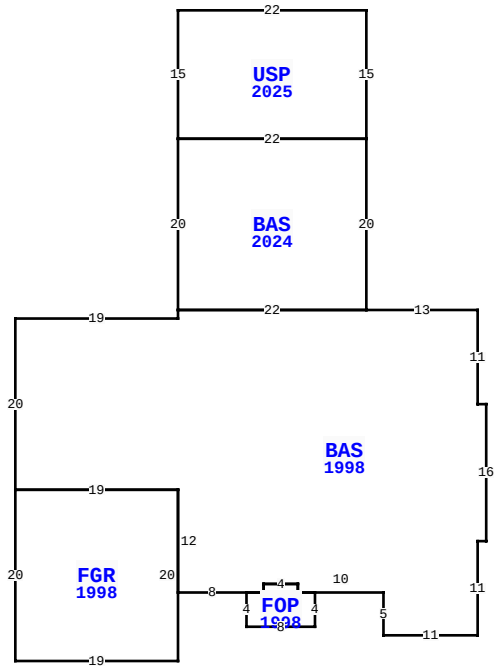
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	1998	1,602	230,491
BAS	440	100	2024	440	63,306
FGR	380	55	1998	209	30,070
FOP	36	30	1998	11	1,582
USP	330	30	2025	99	14,244
TOTALS	2,788			2,361	339,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,361	106.8200	148.48	350,561	1998	2018	0	0	0	3.10	96.90

1 SNGL FAM 0% - 0 Heated Area: 2042 HX Base Yr



96033 HIDDEN MARSH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	339,694
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	469,694
SOH/AGL Deduction	1,031
ASSESSED VALUE	468,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,663
TOTAL JUST VALUE	469,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003083	INSTALL NEW ALUMI	10,111	03/18/2024
21017624	REPAIR/RRF	15,000	12/21/2021
R2106499	SCR TO SUN RM 3 W	65,000	05/20/2021
985079	NEW CONSTR	92,412	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2843/399	1/15/2026	WD	Q	I	01	565,000
GRANTOR: HARPER RICHARD P JR &						
GRANTEE: PEREZ CONNIE REVOCA						
2366/0646	6/05/2020	SW	U	I	18	203,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: HARPER RICHARD P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W13 W22 S1 W19 S20 E19 S12 E8 E2 N1 E4 S1 E10 S5 E11 N11 E1 N16 W1 N11 $
BAS=[YR=2024;ORIG=-13,-20] W22 S20 E22 N20 $
FGR=[YR=1998;ORIG=-54,21] S20 E19 N20 W19 $
FOP=[YR=1998;ORIG=-27,33] S4 E8 N4 W2 N1 W4 S1 W2 $
USP=[YR=2025;ORIG=-35,-20] E22 N15 W22 S15 $
.

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/23/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS