LOT 6
FIDDLERS WALK PB 5/237

DANIELSON ANDREW K & VIKKI M
96004 HIDDEN MARSH LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0006-0000

BUILDING CHARACTERISTICS

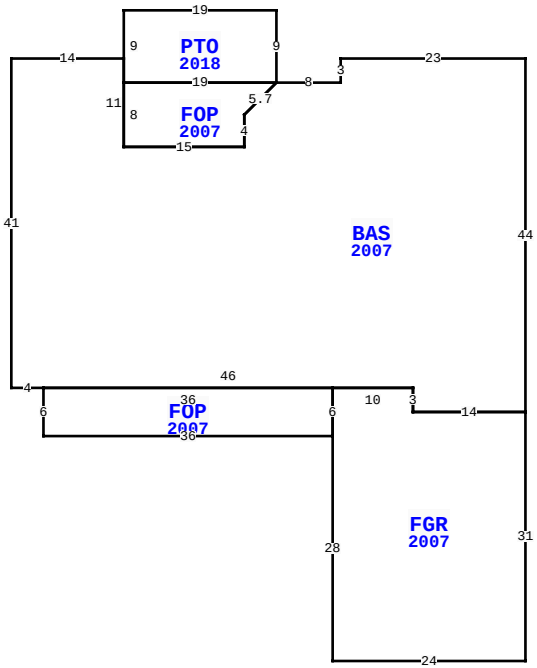
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,457	100	2007	2,457	428,527
FGR	774	55	2007	426	74,299
FOP	128	30	2007	38	6,628
FOP	216	30	2007	65	11,337
PTO	171	5	2018	9	1,570
TOTALS	3,746			2,995	522,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,995	137.8839	191.66	574,022	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 0% - 0 Heated Area: 2457 HX Base Yr



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

96004 HIDDEN MARSH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	522,360
TOTAL MARKET OB/XF VALUE	48,918
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	696,278
SOH/AGL Deduction	70,520
ASSESSED VALUE	625,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,758
TOTAL JUST VALUE	696,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	663,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802826	SCRN ENCLSRE	2,390	04/01/2018
E18028	ELEC OTHER	6,500	09/01/2006
M12090	MECH OTHER	0	09/01/2006
C18406	CO ISSUED	0	08/01/2006
B18406	NEW CONSTR	236,808	08/01/2006
P11494	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1750	8/06/2021	WD	Q	I	01	585,000
GRANTOR: CHRISTMAS CANDY						
GRANTEE: DANIELSON ANDREW K						
1947/0658	11/12/2014	WD	Q	I	02	322,500
GRANTOR: HARRIS KEVIN J						
GRANTEE: CHRISTMAS CANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W23 S3 W8 PTO=[YR=2018] N9 W19 S9 E19$
FOP=[YR=2007] W19 S8 E15 N4 U4 R4 $ L4 D4 S4 W15 N11 W14
S41 E4 FOP=[YR=2007] S6 E36 FGR=[YR=2007] S28 E24 N31 W14 N3
W10 S6$ N6 W36$ E46 S3 E14 N44 $.

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	
3	1242	WD DECK A	0	0	0	0	122.00	SF	10.00	10.00	100	2011	2011	3	40	488	
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2011	2011	3	40	1,152	
6	0911	SCRN RM A	0	0	19	9	171.00	SF	18.00	18.00	100	2018	2018	3	74	2,278	

LAND DESCRIPTION

TOTAL OB/XF 48,918

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	0003	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS