LOT 8
IN OR 1375/1276
FIDDLERS WALK PB 5/237

BURLING DONALD & LORI
96022 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0008-0000

BUILDING CHARACTERISTICS

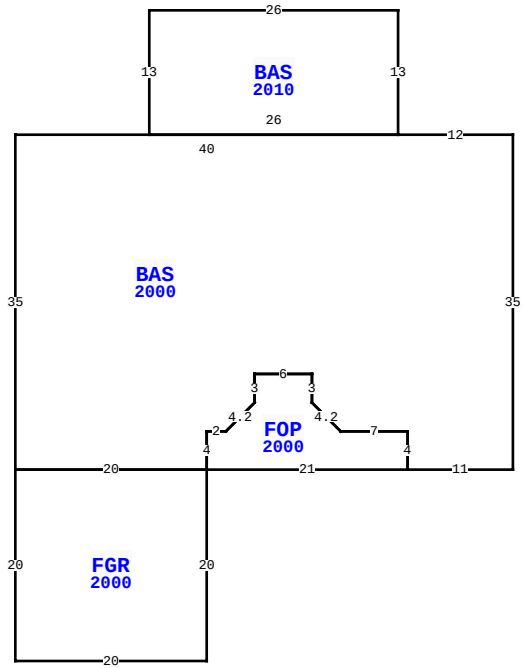
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,691	100	2000	1,691	221,413
BAS	338	100	2010	338	44,256
FGR	400	55	2000	220	28,806
FOP	129	30	2000	39	5,107
TOTALS	2,558			2,288	299,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	107.4080	149.30	341,598	2000	2000	0	0	0	12.30	87.70

1 SNGL FAM 100% - 2006 Heated Area: 2029 HX Base Yr 2006



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

96022 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		299,581
TOTAL MARKET OB/XF VALUE		49,266
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		473,847
SOH/AGL Deduction		281,803
ASSESSED VALUE		192,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,633
TOTAL JUST VALUE		473,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002112	REPAIR/RRF	25,000	03/01/2020
B018607	XFOB	5,400	07/01/2001
9906145	NEW CONSTR	80,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1276	12/21/2005	WD	Q	I		324,000
GRANTOR: HARRIS KEVIN J						
GRANTEE: BURLING DONALD & LO						
1288/0181	1/18/2005	WD	U	I	21	268,000
GRANTOR: MEEHAN MARTIN M JR &						
GRANTEE: HARRIS KEVIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 BAS=[YR=2010] N13 W26 S13 E26 $ W40 S35 FGR=[YR=2000] S20 E20 N20FOP=[YR=2000] E21 N4 W7 U3 L3 N3 W6 S3 D3 L3 W2 S4 $ W20 $ E20 N4 E2 U3 R3 N3 E6 S3 D3 R3 E7 S4 E11 N35 $.

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	0911	SCRN RM A	0	100	39	28	1,092.00	SF	18.00	18.00	100	2001	2001	3	20	3,931	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 49,266

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	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