LOT 30
FIDDLERS WALK PB 5/237

ROBERTS STEPHEN Y JR & KRISTEN M
96096 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0030-0000

BUILDING CHARACTERISTICS

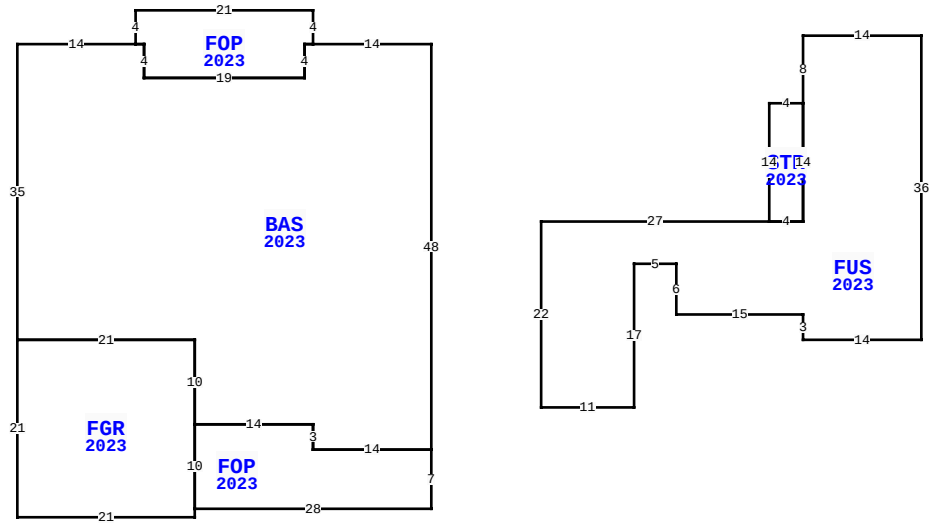
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,961	100	2023	1,961	346,669
FGR	441	55	2023	243	42,958
FOP	160	30	2023	48	8,485
FOP	238	30	2023	71	12,552
FUS	936	100	2023	936	165,468
STR	56	10	2023	6	1,061
TOTALS	3,792			3,265	577,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,265	127.8230	177.67	580,093	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2897 HX Base Yr



96096 HIDDEN MARSH LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		577,193
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		705,658
SOH/AGL Deduction		22,254
ASSESSED VALUE		683,404
TOTAL EXEMPTION VALUE	13	683,404
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		705,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004562	NEW CONSTR	462,276	03/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/431	6/16/2023	WD	Q	I	01	849,900
GRANTOR: MOUNTAIN WEST IRA INC						
GRANTEE: ROBERTS STEPHEN Y J						
2497/0323	9/10/2021	WD	Q	V	01	99,000
GRANTOR: PARAGON ISLAND HOMES						
GRANTEE: MOUNTAIN WEST IRA I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,5] W14 W1 S4 W19 N4 W1 W14 S35 E21 S10 E14 S3 E14 N48 $
FUS=[YR=2023;ORIG=127,4] W14 S8 S14 W4 W27 S22 E11 N17 E5 S6 E15 S3 E14 N36 $
FGR=[YR=2023;ORIG=20,40] E21 S10 S10 S1 W21 N21 $
FOP=[YR=2023;ORIG=41,50] E14 S3 E14 S7 W28 N10 $
FOP=[YR=2023;ORIG=34,1] E21 S4 W1 S4 W19 N4 W1 N4 $
STR=[YR=2023;ORIG=109,12] E4 S14 W4 N14 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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 04/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS