

BEALL BYRON F & ANIKO B
96100 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

46-3N-28-507F-0031-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units Occupancy1.0 100
0 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4021.00

TOTALS2,8082,055295,894

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200420043863,010

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003RSF-10.000.001.00LT1.001.001.001.00125,000.00125,000.00125,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,055115.7380160.88330,608200420040010.5089.50

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE295,894

TOTAL MARKET OB/XF VALUE3,010

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE423,904

SOH/AGL Deduction241,164

ASSESSED VALUE182,740

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE131,329

TOTAL JUST VALUE423,904

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE430,042

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

1572/07056/17/2008WDQI295,400

GRANTOR:MCKENDREE TONY LEE

GRANTEE:BEALL BYRON F & ANI

1034/04162/01/2002WDQV27,500

GRANTOR:EDWARDS CHAD A & COUR

GRANTEE:MCKENDREE TONY LEE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W34 S16 BAS=[YR=2004] S28 E2 S22 E12
FOP=[YR=2004] S6 FCP=[YR=2004] W7 S20 E22 N20 W15 \$ E8 N19
W6 S7 W2 S6 \$ N6 E2 N7 E6 S13 E12 N22 E8 N14 W1 U2 L2 W2 D2
L2 W1 N14 W34 \$ E34 N16 \$.

96100 HIDDEN MARSH LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2025MLU

1 SNGL FAM 100% - 2009

Heated Area: 1686

HX Base Yr 2009

FSP 2004

BAS 2004

FOP 2004

FCP 2004