LOTS 32 & 33
FIDDLERS WALK PB 5/237

RUSHING BRADLEY/BAEZA MELODY
96112 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0032-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

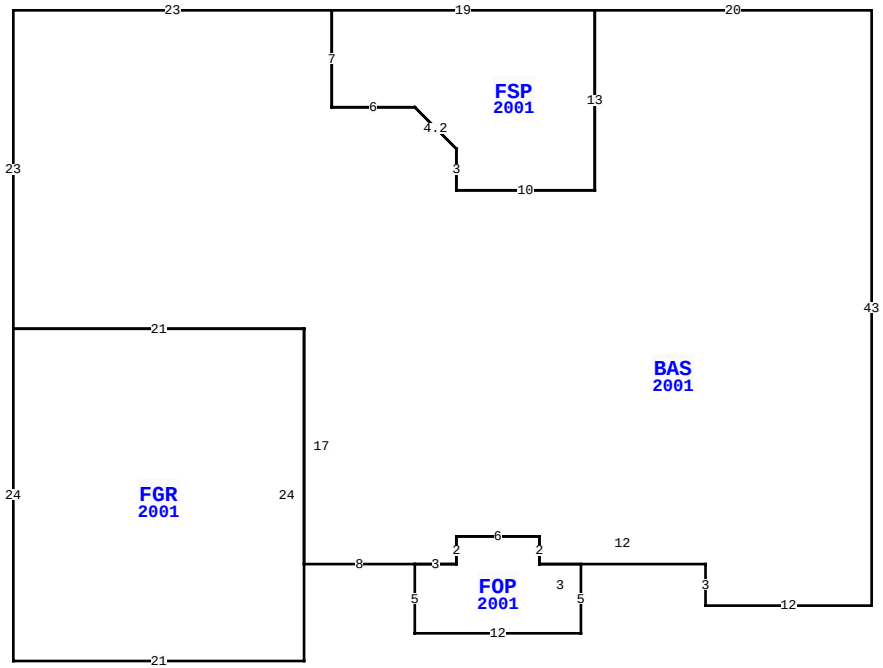
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2001	1,950	171,007
FGR	504	55	2001	277	24,292
FOP	72	30	2001	22	1,929
FSP	198	40	2001	79	6,928
TOTALS	2,724			2,328	204,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,328	108.7800	151.20	351,994	2001	2001	30	0	0	12.00	58.00

1 SNGL FAM 100% - 2026 Heated Area: 1950 HX Base Yr 2026



96112 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		204,157
TOTAL MARKET OB/XF VALUE		44,540
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		498,697
SOH/AGL Deduction		189,455
ASSESSED VALUE		309,242
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,831
TOTAL JUST VALUE		498,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260004956	30 X 55 STORAGE B	58,641	05/07/2026
B017908	NEW CONSTR	130,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/773	5/30/2025	WD	Q	I	05	515,000
GRANTOR: CRANFORD NORMAN L						
GRANTEE: RUSHING BRADLEY						
2297/1368	8/14/2019	WD	U	I	11	100
GRANTOR: CRANFORD NORMAN & MAR						
GRANTEE: CRANFORD NORMAN & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FSP=[YR=2001] W19 S7 E6 D3 R3 S3 E10 N13 $ S13 W10 N3 U3 L3 W6 N7 W23 S23 FGR=[YR=2001] S24 E21 N24 W21 $ E21 S17 E8 FOP=[YR=2001] S5 E12 N5 W3 N2 W6 S2W3 $ E3 N2 E6 S2 E12 S3 E12 N43 $.

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	0940	SHEDS/PORT	0	100	17	20	340.00	SF	30.00	30.00	100	2001	2001	3	20	2,040	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,540

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							
2	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: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS