LOT 35
IN OR 1488/1465
FIDDLERS WALK PB 5/237

CRAMER RICHARD E & CYNTHIA M
96089 HIDDEN MARSH LANE
FERNANDINA BEACH, FL 32034-1655

2026

46-3N-28-507F-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

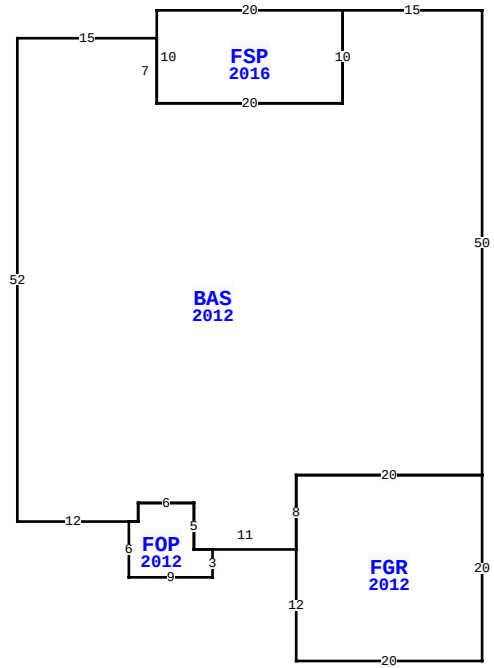
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,426	100	2012	2,426	426,581
FGR	400	55	2012	220	38,684
FOP	60	30	2012	18	3,165
FSP	200	40	2016	80	14,067
TOTALS	3,086			2,744	482,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,744	134.7216	187.26	513,841	2012	2012	0	0	0	6.10	93.90

1 SNGL FAM 100% - 2014 Heated Area: 2426 HX Base Yr 2014



96089 HIDDEN MARSH LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,497
TOTAL MARKET OB/XF VALUE		25,200
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		632,697
SOH/AGL Deduction		335,711
ASSESSED VALUE		296,986
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,575
TOTAL JUST VALUE		632,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25322	ELEC OTHER	0	08/01/2012
B26005	ADDITION	47,328	05/01/2012
C25087	CO ISSUED	0	02/09/2012
E23873	NEW CONSTR	0	10/01/2011
M16601	H/AC	0	10/01/2011
E23774	TEMP POLE	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1465	3/28/2007	WD	Q	V		87,000
GRANTOR: DIAH GOVIND D						
GRANTEE: CRAMER RICHARD E &						
1206/0526	2/05/2004	WD	Q	V	01	40,000
GRANTOR: DIAH BHULA D						
GRANTEE: DIAH GOVIND D						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2012	2012	3	60	25,200	

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FSP=[YR=2016] W20 S10 E20 N10 $ S10 W20 N7 W15 S52 E12 FOP=[YR=2012] S6 E9 N3 W2 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2012] S12 E20 N20 W20 S8 $ N8 E20N50 $.

LAND DESCRIPTION

TOTAL OB/XF 25,200

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