

PT OF TRACT B
IN OR 774/508
LIVE OAK PLANTATION PB 4/117

RINEHART DONALD G & DEBORAH L
96240 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5102-000B-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

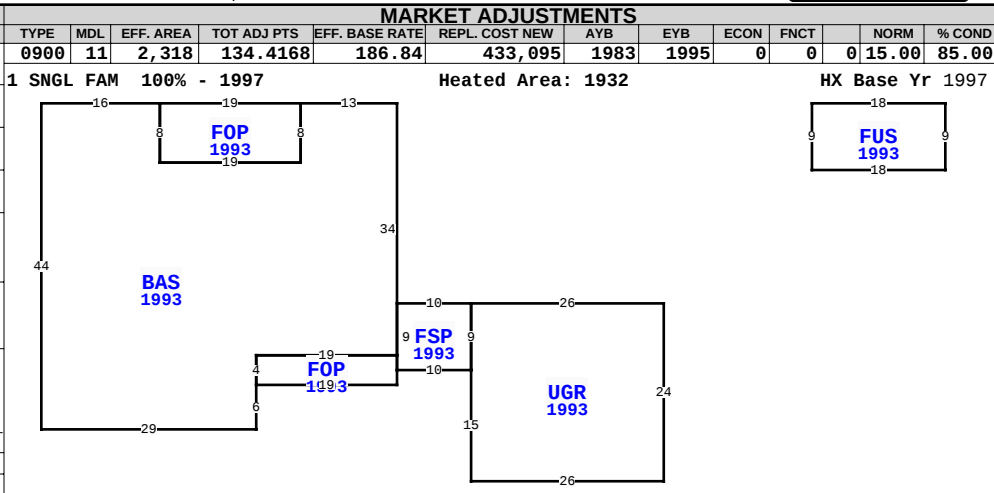
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1993	1,770	281,101
FOP	76	30	1993	23	3,652
FOP	152	30	1993	46	7,306
FSP	90	40	1993	36	5,717
FUS	162	100	1993	162	25,728
UGR	624	45	1993	281	44,627

TOTALS	2,874			2,318	368,131
EXTRA FEATURES					

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	983.00	SF	18.00	18.00	100	2005	2005	3	21	3,716	

LAND DESCRIPTION			TOTAL OB/XF 48,246														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000

REVIEW DATE 01/01/2023 BY CD



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU
96240 MARSH HEN RD, FERNANDINA BEACH				

TOTAL OB/XF 48,246																	
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1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000

TOTAL OB/XF 48,246																	
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1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000

Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				368,131	
TOTAL MARKET OB/XF VALUE				48,246	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				516,377	
SOH/AGL Deduction				323,198	
ASSESSED VALUE				193,179	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				141,768	
TOTAL JUST VALUE				516,377	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				477,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515323	SWIM POOL	37,098	01/01/2005
007337	CHNGE SRVC	0	10/01/2000
95-0377	REPAIR/RRF	625	09/01/1995
2970	GARAGE	8,300	09/05/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0774/0508	10/17/1996	WD	Q	I		113,000	
GRANTOR: DRYDEN FORREST E							
GRANTEE: RINEHART DONALD G &							
0461/0453	7/01/1985	WD	Q	I		81,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W13 FOP=[YR=1993] W19 S8 E19 N8 \$ S8 W19 N8 W16 S44 E29 N6 FOP=[YR=1993] E19 N2 FSP=[YR=1993] E10 UGR=[YR=1993] S15 E26 N24 W26 S9 \$ N9 W10 S9 \$ N2 W19 S4 \$ N4 E19 N34 \$ PTR= E56 FUS=[YR=1993] E18 S9 W18 N9 \$ W56 \$.																	