PT OF TRACT B
IN OR 2014/1647
LIVE OAK PLANTATION PB 4/117

RAY KAREN L
96268 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5102-000B-0030

BUILDING CHARACTERISTICS

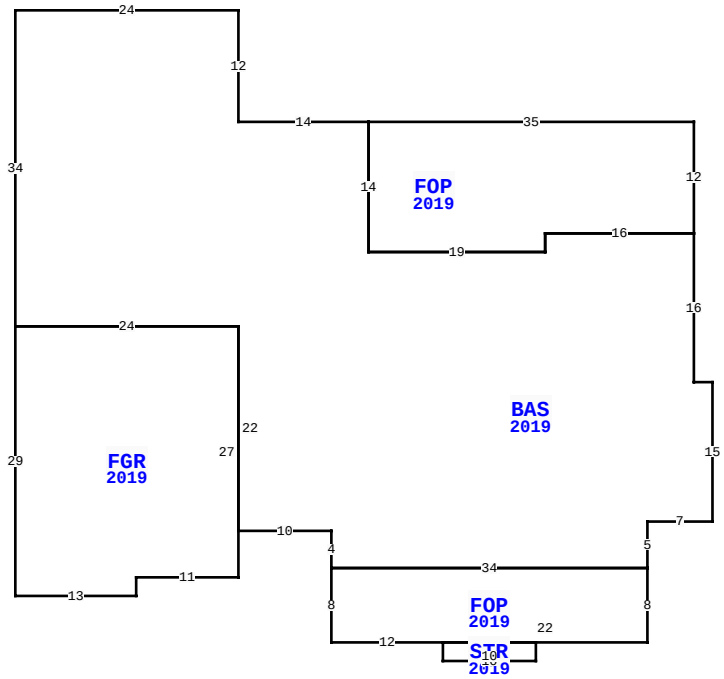
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,675	100	2019	2,675	496,687
FGR	674	55	2019	371	68,886
FOP	272	30	2019	82	15,226
FOP	458	30	2019	137	25,438
STR	20	10	2019	2	372
TOTALS	4,099			3,267	606,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,267	137.2870	190.83	623,442	2019	2019	0	0	0	2.70	97.30

1 SNGL FAM 100% - 2020 Heated Area: 2675 HX Base Yr 2020



96268 MARSH HEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		621,352
TOTAL MARKET OB/XF VALUE		72,945
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		794,297
SOH/AGL Deduction		314,565
ASSESSED VALUE		479,732
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		428,321
TOTAL JUST VALUE		794,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		779,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002059	22X25 BLDG W/ 12X	44,934	02/21/2024
C1806491	CO ISSUED	0	09/25/2019
B1906667	SCRN ENCLRE	13,902	08/01/2019
19006679	SWIM POOL	47,500	06/21/2019
B1806491	NEW CONSTR	365,914	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/1647	11/17/2015	WD	Q	V	01	53,000
GRANTOR: DEBARTOLO JOHN C						
GRANTEE: RAY KAREN L						
0787/0952	3/17/1997	QC	Q	V	06	100
GRANTOR: LOUM JAMES H & TANIA						
GRANTEE: DEBARTOLO JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W35 BAS=[YR=2019] W14 N12 W24 S34
FGR=[YR=2019] S29 E13 N2 E11 N27 W24$ E24 S22 E10 S4
FOP=[YR=2019] S8 E12 STR=[YR=2019] S2 E10 N2 W10$ E22 N8
W34$ E34 N5 E7 N15 W2 N16 W16 S2 W19 N14$ S14 E19 N2 E16
N12$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
4	0911	SCRN RM A	0	100	0	0	1,568.00	SF	18.00	18.00	100	2019	2019	3	78	22,015	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 72,945

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	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/16/2024 BY NW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

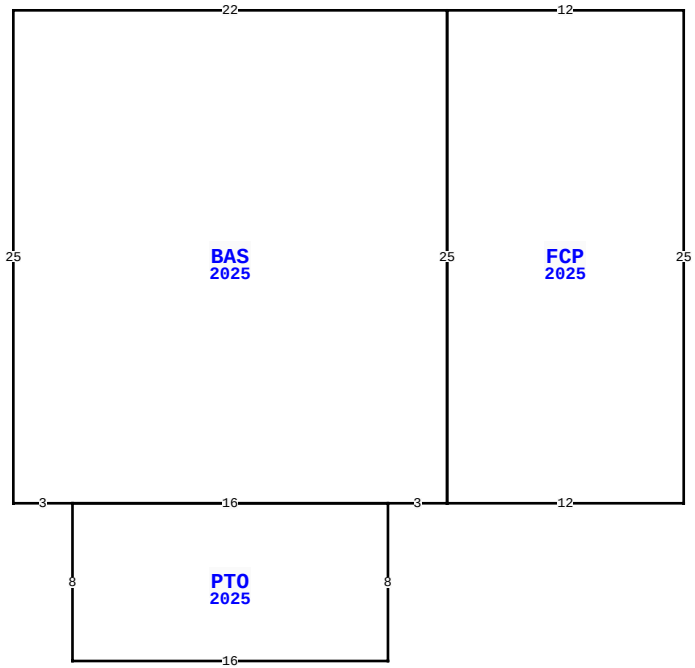
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	550	100	2025	550	12,850
FCP	300	25	2025	75	1,752
PTO	128	5	2025	6	141
TOTALS	978			631	14,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	631	60.5000	23.60	14,892	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 550 HX Base Yr 2020



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GRANTOR: LOUM JAMES H & TANIA						
GRANTEE: DEBARTOLO JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E22 S25 W3 W16 W3 N25 $
FCP=[YR=2025;ORIG=72,10] E12 S25 W12 N25 $
PTO=[YR=2025;ORIG=53,35] E16 S8 W16 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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