LOT 20
LIVE OAK PLANTATION PB 4/117

WHITE WILLIAM PIERCE & LORENA TORRES
96108 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5102-0020-0000

BUILDING CHARACTERISTICS

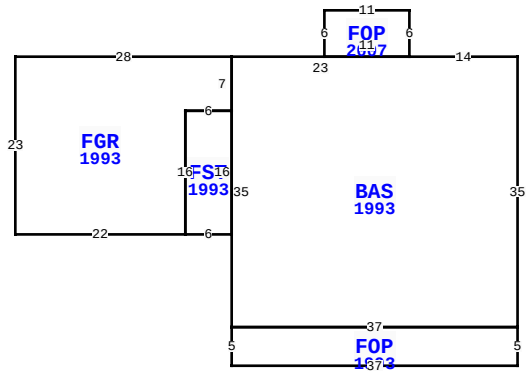
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

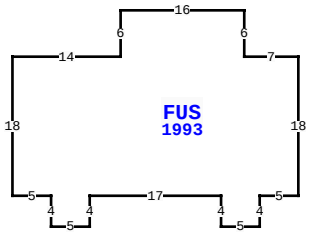
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,295	100	1993	1,295	197,015
FGR	548	55	1993	301	45,793
FOP	185	30	1993	56	8,519
FOP	66	30	2007	20	3,043
FST	96	55	1993	53	8,063
FUS	802	100	1993	802	122,012
TOTALS	2,992			2,527	384,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,527	143.2560	199.13	503,202	1983	1993	0	0	0	23.60	76.40

1 SNGL FAM 100% - 2022 Heated Area: 2097 HX Base Yr





96108 MARSH HEN RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		384,446
TOTAL MARKET OB/XF VALUE		980
TOTAL LAND VALUE - MARKET		103,000
TOTAL MARKET VALUE		488,426
SOH/AGL Deduction		118,378
ASSESSED VALUE		370,048
TOTAL EXEMPTION VALUE	13	370,048
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		488,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1428413	CHNGE SRVC	0	11/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/1589	10/09/2020	WD	Q	I	02	315,000
GRANTOR: FRENCH TRUST						
GRANTEE: WHITE WILLIAM PIERC						
0850/1351	9/30/1998	WD	Q	I	06	0
GRANTOR: FRENCH LORENZO G JR &						
GRANTEE: FRENCH LORENZO JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2007] N6 W11 S6 E11 $ W23
FGR=[YR=1993] W28 S23 E22 FST=[YR=1993] E6 N16 W6 S16 $ N16
E6 N7 $ S35 FOP=[YR=1993] S5 E37 N5 W37 $ E37 N35 $ PTR= E15
FUS=[YR=1993] E14 N6 E16 S6 E7 S18 W5 S4 W5 N4 W17 S4 W5 N4
W5 N18$ W15 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	49	980	

LAND DESCRIPTION

TOTAL OB/XF 980

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	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/09/2026 BY SYS