TRACT 23
IN OR 401 PG 348
LIVE OAK PLANTATION 2 UNR

GILL CAREY E & SUSAN M
96409 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5103-0023-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

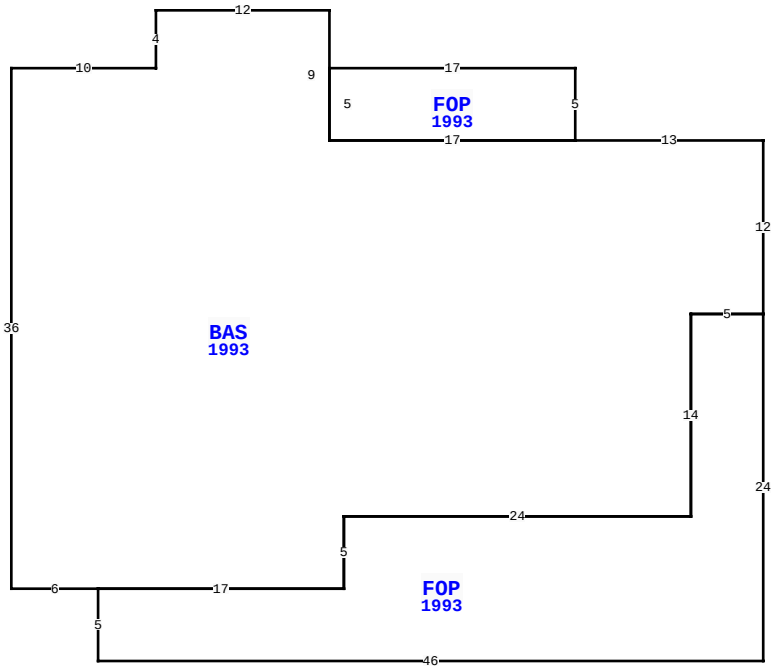
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1993	1,555	245,948
FOP	85	30	1993	26	4,112
FOP	445	30	1993	134	21,194
TOTALS	2,085			1,715	271,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,715	141.3510	196.48	336,963	1989	1999	0	0	0	19.50	80.50

1 SNGL FAM 100% - 1990 Heated Area: 1555 HX Base Yr 1990



96409 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,376
TOTAL MARKET OB/XF VALUE		3,322
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		422,698
SOH/AGL Deduction		226,693
ASSESSED VALUE		196,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,594
TOTAL JUST VALUE		422,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428399	GARAGE	56,579	02/01/2014
6082	NEW CONSTR	9,900	07/19/1989
6082	NEW CONSTR	9,900	07/19/1989
5800	NEW CONSTR	65,000	06/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0376/0116	12/01/1982	WD	Q	V		10,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N5 W17 S5 E17$ W17 N9 W12 S4 W10 S36 E6 FOP=[YR=1993] S5 E46 N24 W5 S14 W24 S5 W17$ E17 N5 E24 N14 E5 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,322

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 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

TRACT 23
IN OR 401 PG 348
LIVE OAK PLANTATION 2 UNR

GILL CAREY E & SUSAN M
96409 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5103-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

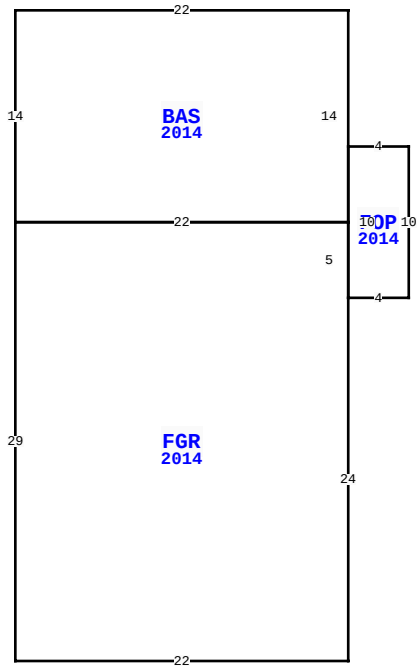
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	308	100	2014	308	22,088
FGR	638	55	2014	351	25,172
FOP	40	30	2014	12	861
TOTALS	986			671	48,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	671	134.8050	75.49	50,654	2014	2014	0	0	0	5.00	95.00

2 ACCESORY U 100% - 1990 Heated Area: 308 HX Base Yr 1990



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2025 MLU
AG DATE	

96409 MARSH HEN RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,376
TOTAL MARKET OB/XF VALUE		3,322
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		422,698
SOH/AGL Deduction		226,693
ASSESSED VALUE		196,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,594
TOTAL JUST VALUE		422,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0376/0116	12/01/1982	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W22 S14 FGR=[YR=2014] S29 E22 N24
FOP=[YR=2014] E4 N10 W4 S10 $ N5 W22$ E22 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS