

LOT 1
IN OR 781 PG 118
INCL PT ABDN R/W OR 660/1117

COOPER DAVID L & LYNN M
94034 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 70	0900	01	2,600	105.9840	125.86	327,236	1989	1989	0	0	0	18.10	81.90	VALUATION BY STANDARD														
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM - 100% - 1997													Heated Area: 1787														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1997														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	13	LVT/LAMMT 70																												
Interior Floor	08	SHT VINYL 30																												
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																												
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	4021.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,787	100	1,787	184,203																										
FDG	912	60	547	56,384																										
FGR	441	55	243	25,048																										
FOP	30	30	9	928																										
PTO	280	5	14	1,443																										
TOTALS	3,450		2,600	268,006																										
EXTRA FEATURES																		94034 RIVER MARSH DR, FERNANDINA BEACH												
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													
1	0812	CONCRETE C	0	100	0	0	2,064.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,912														
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380														
3	0845	KOOL DECK	0	100	0	0	954.00	SF	7.25	7.25	100	1994	1994	3	70	4,842														
4	0861	POOL GUNIT	0	100	34	21	714.00	SF	85.00	85.00	100	1994	1994	3	20	12,138														
5	0810	CONCRETE A	0	100	5	16	80.00	SF	6.50	6.50	100	1989	1989	3	59.5	309														
6	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2001	2001	3	82	930														
7	0825	BRICK	0	100	0	0	51.00	SF	12.50	12.50	100	2001	2001	3	95	606														
8	0810	CONCRETE A	0	100	3	34	102.00	SF	6.50	6.50	100	2001	2001	3	82	544														
9	0911	SCRN RM A	0	100	14	20	280.00	SF	17.50	17.50	100	1990	1990	3	20	980														
TOTAL OB/XF 27,641																														
LAND DESCRIPTION																														
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	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000													
REVIEW DATE 06/29/2018 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0118	12/31/1996	WD	Q	I		153,000

GRANTOR: POWELL TERRELL JAMES
GRANTEE: COOPER DAVID & LYNN
0615/1269 1/02/1991 WD Q I 87,500
GRANTOR: ATLANTIC BUILDERS
GRANTEE: POWELL TERRELL & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N14 W20 S14 E20 \$ W28 S11 W3 S8 E3 S6 FGR=[YR=1993] S21 E21 N6 FOP=[YR=1993] E5 N6 W5 S6 \$ N15 W21 \$ E21 S9 E5 S6 E6 S6 E18 N46 \$ PTR= E15 FDG=[YR=1993] E24 S38 W24 N38 \$ W15 \$.