

LOT 6
IN OR 691 PG 445
RIVERSIDE SUB PB 5/231

PYE JAMES A & KIM MARIE
96081 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

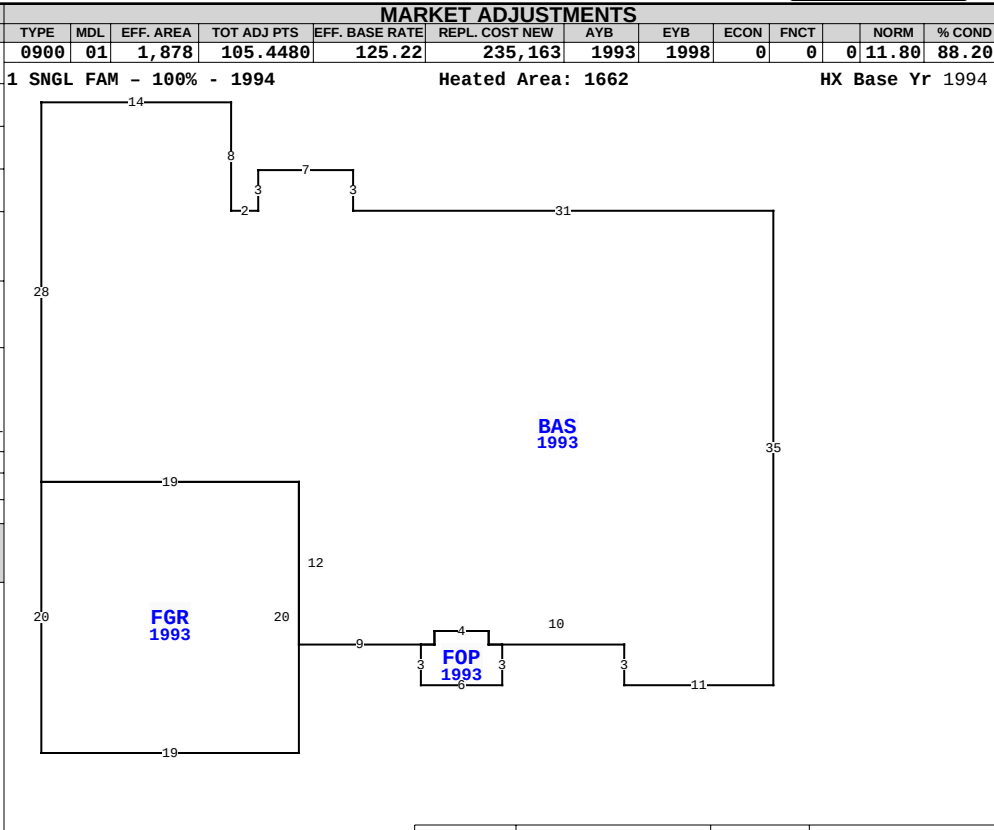
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	183,558
FGR	380	55	209	23,083
FOP	22	30	7	774

TOTALS	2,064		1,878	207,414
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			
2	0811	CONCRETE B	0	100	0	0			
3	0861	POOL GUNIT	0	100	16	28			
4	0845	KOOL DECK	0	100	0	0			



TOTAL OB/XF									
20,012									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,826	
TOTAL MARKET OB/XF VALUE		20,012	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		325,838	
SOH/AGL Deduction		173,345	
ASSESSED VALUE		152,493	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		102,493	
TOTAL JUST VALUE		325,838	
NCON VALUE		18,412	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010890	GARAGE	21,758	07/18/2022
R2008739	REPAIR/RRF	12,130	10/01/2020
9805184	SWIM POOL	14,700	08/01/1998
0300	NEW CONSTR	71,920	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0691/0445	10/27/1993	WD	Q	I		90,800	
GRANTOR: ATLANTIC BUILDERS							
GRANTEE: PYE JAMES & KIM							
0684/0361	7/06/1993	WD	U	V	09	31,800	
GRANTOR: ALMAND AMOS JR & D							
GRANTEE: ATLANTIC BUILDERS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W31 N3 W7 S3 W2 N8 W14 S28 FGR=[YR=1993] S20 E19 N20 W19 \$ E19 S12 E9 FOP=[YR=1993] S3 E6 N3 W1 N1 W4 S1 W1 \$ E1 N1 E4 S1 E10 S3 E11 N35 \$.									

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