LOT 7
IN OR 651/820
RIVERSIDE SUB PB 5/231

CARTER DAVID M & TERESA J
96095 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

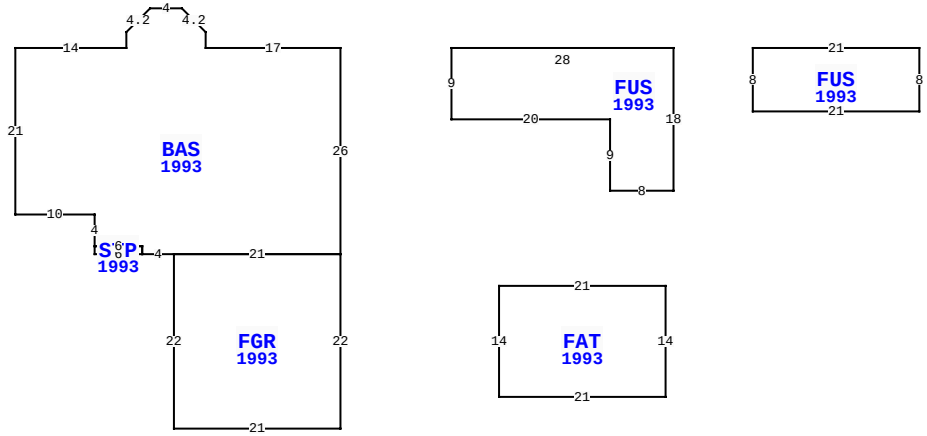
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,051	100	1,051	117,409
FAT	294	20	59	6,591
FGR	462	55	254	28,375
FUS	168	100	168	18,768
FUS	324	100	324	36,195
STP	6	10	1	112
TOTALS	2,305		1,857	207,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,857	110.3480	131.04	243,341	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 1993 Heated Area: 1602 HX Base Yr 1993



96095 RIVER MARSH BND, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,630
TOTAL MARKET OB/XF VALUE		29,889
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		326,519
SOH/AGL Deduction		171,543
ASSESSED VALUE		154,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,976
TOTAL JUST VALUE		326,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310814	GARAGE	19,008	01/01/2003
7950	NEW CONSTR	93,790	03/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0651/0820	3/12/1992	WD	Q	V		14,900
GRANTOR: ALMAND AMOS JR						
GRANTEE: CARTER DAVID & T						
0620/0637	3/01/1991	QC	U	I	01	100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N2 U3 L3 W4 D3 L3 S2 W14 S21 E10 S4 STP=[YR=1993] S1 E6 N1 W6 $ E6 S1 E4 FGR=[YR=1993] S22 E21 N22 W21 $ E21 N26 $ PTR= E14 FUS=[YR=1993] E28 S18 W8 N9 W20 N9 $W14 $ PTR= E52 FUS=[YR=1993] E21 S8 W21 N8 $ W52 $ PTR= E20 S30 FAT=[YR=1993] E21 S14 W21 N14 $ N30 W20 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	1,489.00	SF	4.00	4.00	100	1992	1992	3	66	3,931	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
4	1242	WD DECK A	0	100	24	24	576.00	SF	10.00	10.00	100	1994	1994	3	20	1,152	
5	0911	SCRN RM A	0	100	38	24	912.00	SF	17.50	17.50	100	1996	1996	3	20	3,192	
6	0845	KOOL DECK	0	100	0	0	667.00	SF	7.25	7.25	100	1996	1996	3	73	3,530	
7	0812	CONCRETE C	0	100	0	0	2,665.00	SF	4.00	4.00	100	2003	2003	3	84	8,954	

LAND DESCRIPTION

TOTAL OB/XF 29,889

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
1	000100	C	SFR	100		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 06/28/2018 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

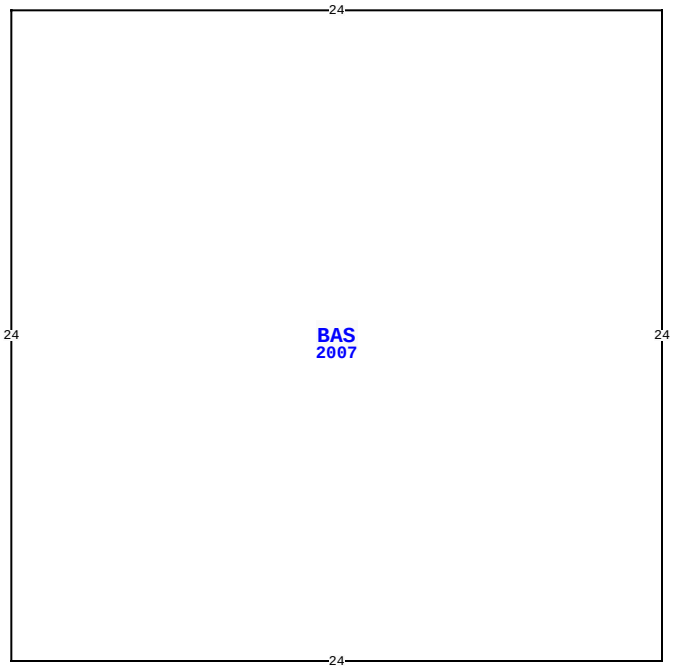
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	9,182
TOTALS	576		576	9,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	63.2500	22.14	12,753	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 1993 Heated Area: 576 HX Base Yr 1993



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0620/0637	3/01/1991	QC	U	I	01	100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S24 E24 N24$.

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

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