LOT 10
RIVERSIDE SUB PB 5/231

NICHOLS KAITLIN/MAHAFFEY SARAH
96131 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0010-0000

BUILDING CHARACTERISTICS

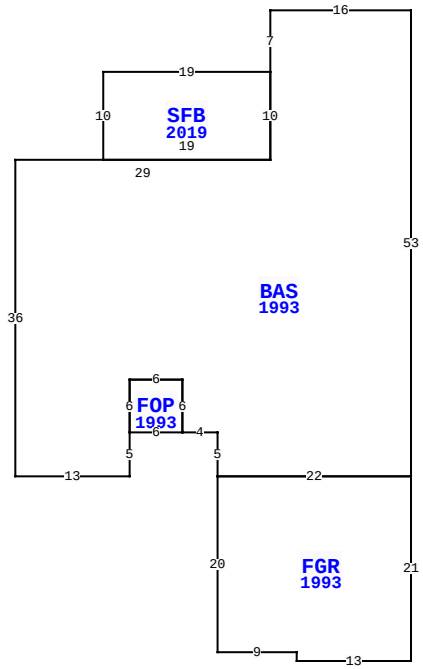
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,806	100	1,806	215,099
FGR	453	55	249	29,657
FOP	36	30	11	1,310
SFB	190	80	152	18,103
TOTALS	2,485		2,218	264,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,218	110.1520	130.81	290,137	1992	2005	0	0	0	8.95	91.05

1 SNGL FAM – 100% - 2021 Heated Area: 1958 HX Base Yr 2021



96131 RIVER MARSH BND, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,170
TOTAL MARKET OB/XF VALUE		5,663
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		349,833
SOH/AGL Deduction		77,028
ASSESSED VALUE		272,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,805
TOTAL JUST VALUE		349,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R173794	REPAIR/RRF	9,000	06/01/2017
8132	NEW CONSTR	90,880	05/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1683	9/21/2020	WD	Q	I	01	327,000
GRANTOR: JACKSON JOSHUA A & TO						
GRANTEE: NICHOLS KAITLIN & S						
2285/0741	6/11/2019	WD	Q	I	01	317,500
GRANTOR: BRESKO LAURA L & BRAD						
GRANTEE: JACKSON JOSHUA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S7 SFB=[YR=2019] W19 S10 E19 N10 $ S10 W29 S36 E13 N5 FOP=[YR=1993] E6 N6 W6 S6 $ N6 E6 S6 E4 S5 FGR=[YR=1993] S20 E9 S1 E13 N21 W22 $ E22 N53 $.

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	0812	CONCRETE C	0	100	0	0	1,455.00	SF	3.20	3.20	100	1992	1992	3	66	3,073	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,663

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	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 06/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS