

LOT 13
IN OR 1633/836
RIVERSIDE SUB PB 5/231

TURNER CHRISTINE K/OLIVER ROGER L
96205 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0013-0000



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	05	AVERAGE 80	0900	01	1,864	106.7220	126.73	236,225	1994	1998	0	0	0	11.80	88.20	VALUATION BY STANDARD												
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 0% - 0													Heated Area: 1570 HX Base Yr												
Roof Structur	03	GABLE/HIP 100															Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 208,350											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 20,258											
Interior Floo	14	CARPET 90															TOTAL LAND VALUE - MARKET 80,000											
Interior Floo	11	CLAY TILE 10															TOTAL MARKET VALUE 308,608											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 60,745											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 247,863											
Bedrooms	3	100															TOTAL EXEMPTION VALUE 0											
Bathrooms	2	100															BASE TAXABLE VALUE 247,863											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 308,608											
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 271,147																									
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	1,570	100	1,570	175,488																								
FGR	480	55	264	29,509																								
FOP	40	30	12	1,342																								
PTO	360	5	18	2,012																								
TOTALS			2,450	1,864	208,350																							
EXTRA FEATURES					96205 RIVER MARSH BND, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695												
2	0811	CONCRETE B	0	0	0	0	862.00	SF	5.20	5.20	100	1994	1994	3	70	3,138												
4	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2000	2000	3	80	406												
5	0681	POLE SHED	0	0	9	19	171.00	SF	15.00	15.00	100	2009	2009	3	60	1,539												
6	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2014	2014	3	78	10,920												
7	0680	POLE SHED	0	0	10	20	200.00	SF	10.00	10.00	100	2014	2014	3	78	1,560												
TOTAL OB/XF 20,258																												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	0	0003	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 KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																												