

LOT 21
IN OR 1066/246
RIVERSIDE SUB PB 5/231

JEAN WENDY S
95031 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0021-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
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		
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	2,080	100	2,080	232,662
FGR	537	55	295	32,997
FOP	93	30	28	3,132
FSP	300	40	120	13,423
PTO	24	5	1	112
PTO	84	5	4	447
UOP	82	20	16	1,790
TOTALS	3,200		2,544	284,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,544	107.0400	127.11	323,368	1998	1998	0	0	0 12.00	88.00

1 SNGL FAM - 100% - 2003