

LOT 25
IN OR 1809/638
RIVERSIDE SUB PB 5/231

HILSENROTH ROBERT/PENFOLD LINDA M
95066 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0025-0000



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 60
Interior Floo	12	HARDWOOD 40
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. 100
Units		0 100
BUD4 Adjustme	35	. 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	1,156	100	1,156	152,889
BAS	350	100	350	46,290
FGR	528	55	290	38,355
FOP	204	30	61	8,068
FUS	528	100	528	69,832
FUS	1,054	100	1,054	139,399

TOTALS	3,820		3,439	454,831
--------	-------	--	-------	---------

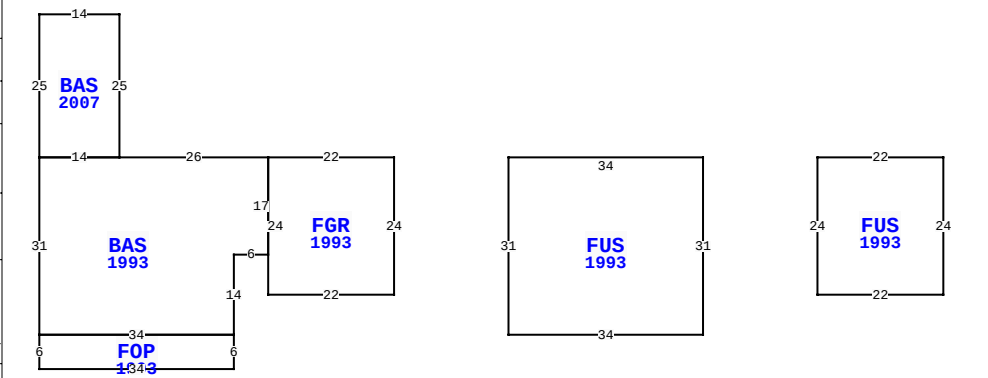
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,222.00	SF	4.00	4.00	100	1992	1992	3	66	3,226	
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	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1999	1999	3	25	9,563	
4	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	100	1999	1999	3	79	4,101	
5	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	100	1999	1999	3	79	3,204	
7	0911	SCRN RM A	0	100	40	25	1,000.00	SF	17.50	17.50	100	2006	2006	3	31	5,425	
8	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00	10.00	100	2002	2002	3	21	420	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,439	130.6400	155.14	533,526	1992	1992	0	0	0	14.75	85.25	
1 SNGL FAM - 100% - 2014					Heated Area: 3088					HX Base Yr 2014			



NASSAU COUNTY PROPERTY												PAGE 1 of 1		4
VALUATION SUMMARY												STANDARD		
VALUATION BY												STANDARD		
Tax Group: 4												Tax Dist:		
BUILDING MARKET VALUE												454,831		
TOTAL MARKET OB/XF VALUE												31,714		
TOTAL LAND VALUE - MARKET												80,000		
TOTAL MARKET VALUE												566,545		
SOH/AGL Deduction												244,527		
ASSESSED VALUE												322,018		
TOTAL EXEMPTION VALUE												50,000		
BASE TAXABLE VALUE												272,018		
TOTAL JUST VALUE												566,545		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												498,926		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17850	ADDITION	7,295	05/01/2006
9906159	SWIM POOL	14,650	06/01/1999
8415	NEW CONSTR	5,000	09/08/1992
8271	NEW CONSTR	91,630	07/28/1992

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1809/0638	8/23/2012	WD	Q	I	02	320,000					

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1809/0638	8/23/2012	WD	Q	I	02	320,000	
GRANTOR:RAE IAIN M & SZILVIA							
GRANTEE:HILSENROTH ROBERT &							
1401/1571	4/05/2006	WD	Q	I		430,000	
GRANTOR:WILSON WILLIE & JEAN							
GRANTEE:RAE IAIN M & SZILVI							

BUILDING NOTES

BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W26 BAS=[YR=2007] N25 W14 S25 E14\$ W14 S31 FOP=[YR=1993] S6 E34 N6 W34\$ E34 N14E6 N17\$ S24 E22 N24\$ PTR= E20 FUS=[YR=1993] E34 S31 W34 N31\$ W20\$ PTR=E74 FUS=[YR=1993] E22 S24 W22 N24\$ W74\$.											