



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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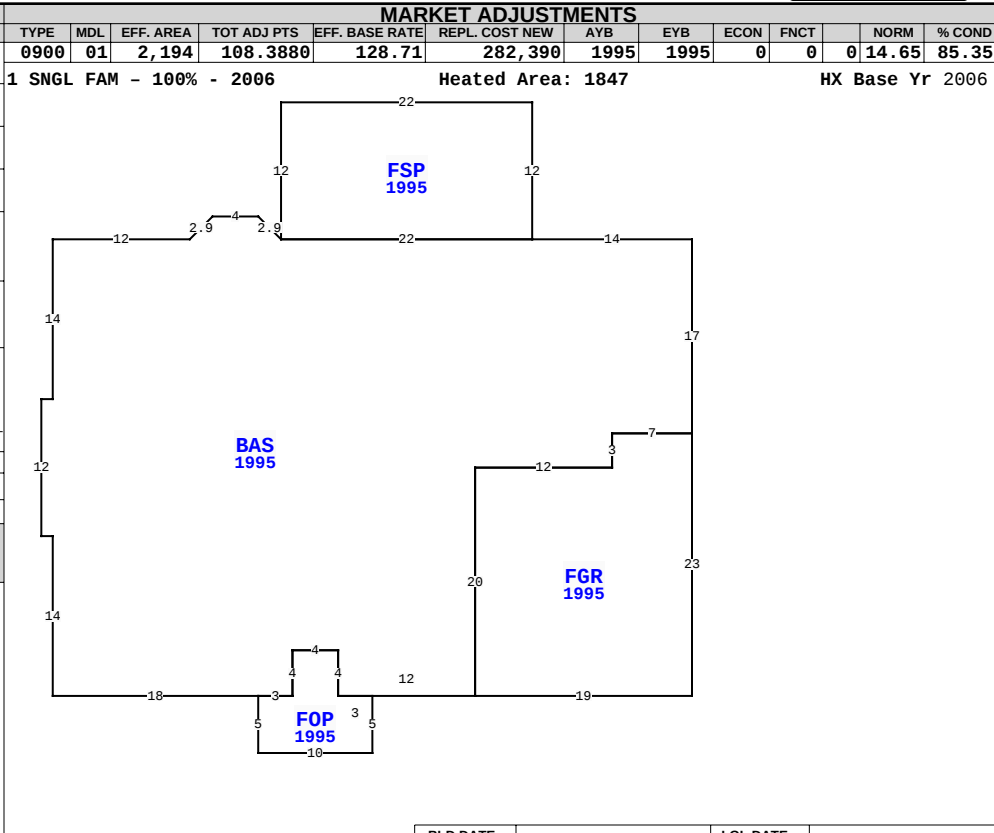
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1,847	202,900
FGR	401	55	221	24,278
FOP	66	30	20	2,197
FSP	264	40	106	11,644

TOTALS	2,578		2,194	241,020
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,456.00	SF	4.00
2	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	222.00	SF	6.50
4	1242	WD DECK A	0	100	0	0	165.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



94238 RIVER MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF	6,150
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	241,020								
TOTAL MARKET OB/XF VALUE	6,150								
TOTAL LAND VALUE - MARKET	80,000								
TOTAL MARKET VALUE	327,170								
SOH/AGL Deduction	181,388								
ASSESSED VALUE	145,782								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	95,782								
TOTAL JUST VALUE	327,170								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	295,454								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105252	ROOF	8,000	04/27/2021
9501784	REMODEL	3,076	05/01/1995
9401508	NEW CONSTR	100,000	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/1907	6/26/2023	LE	U	I	11	100	
GRANTOR: BROWN GEORGE O & JUDI							
GRANTEE: FIELDS DEBORAH BROW							
1281/0161	12/15/2004	WD	Q	I		236,000	
GRANTOR: MASON BRYCE E & WALTR							
GRANTEE: BROWN GEORGE O & JU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W14 FSP=[YR=1995] N12 W22 S12 E22 \$ W22 U2 L2 W4 D2 L2 W12 S14 W1 S12 E1 S14 E18 FOP=[YR=1995] S5 E10 N5 W3 N4 W4 S4 W3 \$ E3 N4 E4 S4 E12 FGR=[YR=1995] E19 N23 W7 S3 W12 S20\$ N20 E12 N3 E7 N17 \$.									