



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 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		

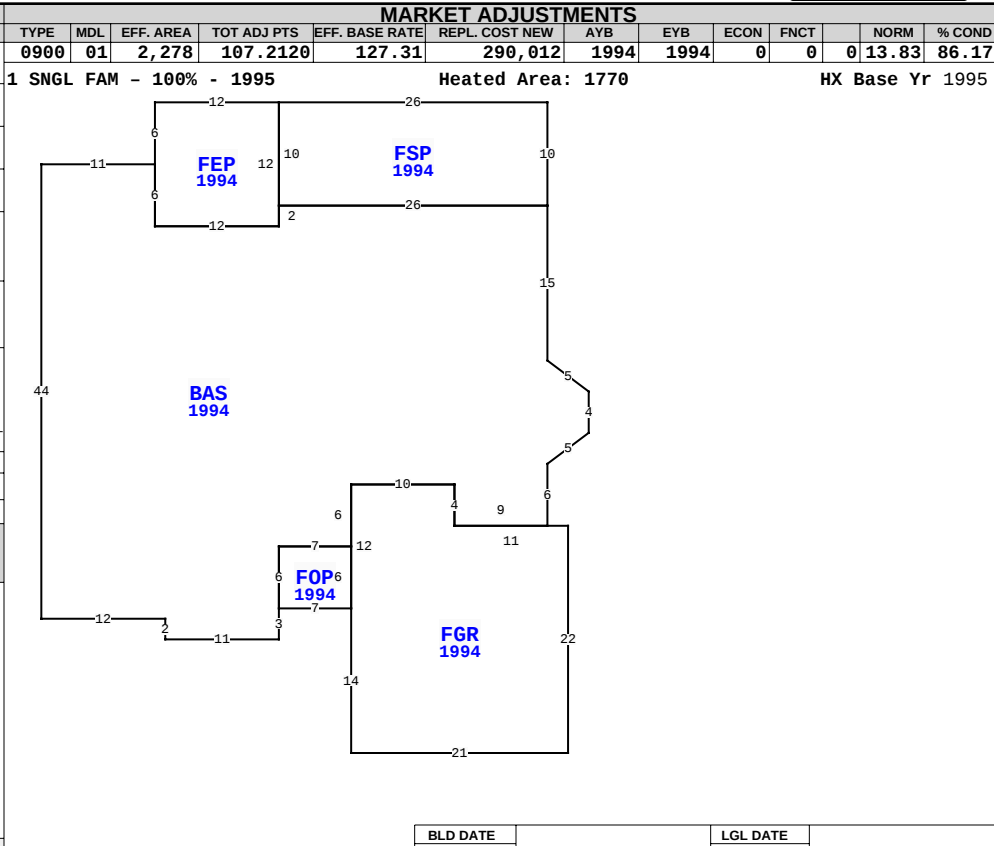
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	194,175
FEP	144	80	115	12,616
FGR	502	55	276	30,278
FOP	42	30	13	1,426
FSP	260	40	104	11,409
TOTALS	2,718		2,278	249,903

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	0811	CONCRETE B	0	100	0	0	1,110.00	SF	5.20	5.20	100	1994	1994	3	70	4,040	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	

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							



94220 RIVER MARSH DR, FERNANDINA BEACH

TOTAL OB/XF										6,735									
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,278	107.2120	127.31	290,012	1994	1994	0	0	0 13.83	86.17

1 SNGL FAM - 100% - 1995 Heated Area: 1770 HX Base Yr 1995

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		249,903
TOTAL MARKET OB/XF VALUE		6,735
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		336,638
SOH/AGL Deduction		179,964
ASSESSED VALUE		156,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,674
TOTAL JUST VALUE		336,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11598	REPAIR/RRF	9,296	10/01/2008
94-01073	NEW CONSTR	80,145	07/01/1994

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0897	1/28/2023	WD	U	I	11	100

GRANTOR: SPRIGGS DENNIS B
GRANTEE: SIMS ANGELINA & CLA
1936/1165 7/03/2014 QC U I 11 100
GRANTOR: SPRIGGS OCTAVIA E
GRANTEE: SPRIGGS DENNIS B

BUILDING NOTES

BUILDING DIMENSIONS	
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FSP=[YR=1994] W26 FEP=[YR=1994] W12 S6 BAS=[YR=1994] W11 S44 E12 S2 E11 N3 FOP=[YR=1994] E7 FGR=[YR=1994] S14 E21 N22 W11 N4 W10 S12\$ N6 W7 S6\$ N6 E7 N6 E10 S4 E9 N6 R4 U3 N4 U3 L4 N15 W26 S2 W12 N6\$ S6 E12 N12\$ S10 E26 N10\$.