

LOT 30
IN OR 1981/1488
RIVERSIDE SUB PB 5/231

BROWN TRUMAN E & KATHERINE L
94182 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0030-0000



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 100	0900	01	2,173	109.2700	129.76	281,968	1993	1998	0	0	0	11.75	88.25	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1994													Heated Area: 1821												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1994												
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY											
Interior Floo	11	CLAY TILE 50															Tax Group: 4								Tax Dist:			
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE								248,837			
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE								23,266			
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET								80,000			
Bedrooms	2	100															TOTAL MARKET VALUE								352,103			
Bathrooms	2	100															SOH/AGL Deduction								197,600			
Frame	02	WOOD FRAME 100															ASSESSED VALUE								154,503			
Stories	1.	1. 100															TOTAL EXEMPTION VALUE								HX HB 50,000			
Units	0	100															BASE TAXABLE VALUE								104,503			
Occupancy	00	NONE 100	TOTAL JUST VALUE								352,103																	
			NCON VALUE								0																	
			INCOME VALUE																									
			PREVIOUS YEAR MKT VALUE								311,977																	
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	1,461	100	1,461	167,303																								
BAS	360	100	360	41,225																								
FGR	625	55	344	39,392																								
FOP	28	30	8	916																								
TOTALS			2,474	2,173	248,837																							
EXTRA FEATURES					94182 RIVER MARSH DR, 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660												
2	0812	CONCRETE C	0	100	0	0	1,267.00	SF	4.00	4.00	100	1993	1993	3	68	3,446												
3	0811	CONCRETE B	0	100	0	0	270.00	SF	5.20	5.20	100	2015	2015	3	96	1,348												
4	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2015	2015	3	81	10,206												
5	0855	CONC PAVER	0	100	0	0	320.00	SF	10.00	10.00	100	2018	2018	3	98	3,136												
6	0855	CONC PAVER	0	100	0	0	336.00	SF	7.50	7.50	100	2018	2018	3	98	2,470												
TOTAL OB/XF 23,266																												
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											
REVIEW DATE 06/28/2018 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																												