

LOT 34
IN OR 1109/81
RIVERSIDE SUB PB 5/231

MCDOWELL ARLYSE
94096 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0034-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	20	FACE BRICK 80	0900	01	2,169	108.7800	129.18	280,191	1993	1993	0	0	20.25	79.75															
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 100% - 2004													Heated Area: 1842													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2004													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	13	LVT/LAMNT 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	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	1,842	100	1,842	189,765																									
FGR	456	55	251	25,858																									
FOP	36	30	11	1,133																									
USP	216	30	65	6,697																									
TOTALS			2,550	2,169	223,452																								
EXTRA FEATURES			94096 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	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	1993	1993	3	68	3,508													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660													
3	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	1998	1998	3	77	1,021													
TOTAL OB/XF 7,189																													
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 06/29/2018 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													