LOT 35
IN OR 2183/821
INCL PT ABDN R/W OR 660/1117

MCCONNELL SEAN & CHERYL
94070 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0035-0000

BUILDING CHARACTERISTICS

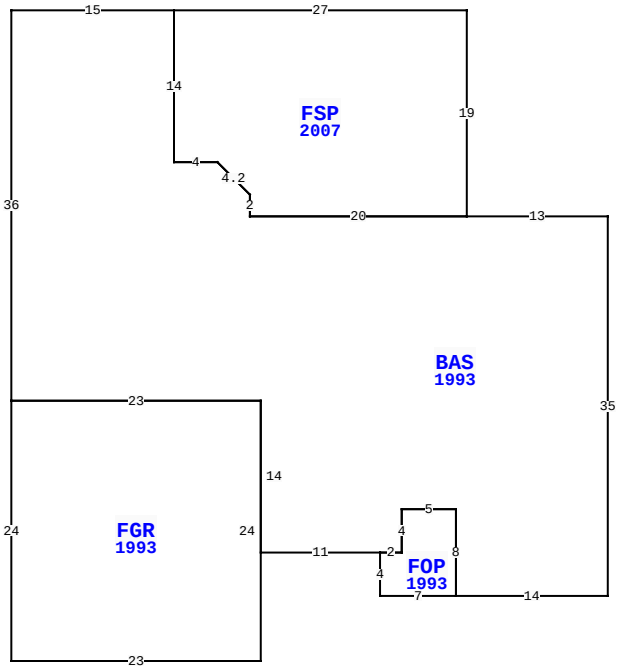
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,735	100	1,735	194,723
FGR	552	55	304	34,119
FOP	48	30	14	1,571
FSP	483	40	193	21,661
TOTALS	2,818		2,246	252,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	113.1900	134.41	301,885	1993	1993	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2020 Heated Area: 1735 HX Base Yr 2020



94070 RIVER MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,276
TOTAL MARKET OB/XF VALUE		8,460
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		350,736
SOH/AGL Deduction		98,937
ASSESSED VALUE		251,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,799
TOTAL JUST VALUE		350,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213222	REPAIR/RRF	6,000	11/01/2012
980981	GARAGE	19,200	05/01/1998
8593	NEW CONSTR	91,380	12/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0821	3/09/2018	WD	Q	I	01	279,900
GRANTOR: ROGER CORAZON D & CAR						
GRANTEE: MCCONNELL SEAN & CH						
1470/0146	1/08/2007	WD	U	I	21	278,000
GRANTOR: LINCOLN WILLIAM M						
GRANTEE: ROGERS CORAZON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=2007] N19 W27 S14 E4 D3 R3 S2 E20 $W20 N2 U3 L3 W4 N14 W15 S36 FGR=[YR=1993] S24 E23 N24 W23 $ E23 S14 E11 FOP=[YR=1993] S4 E7 N8 W5 S4 W2$ E2 N4 E5 S8 E14N35$.

EXTRA FEATURES

LN	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	1,998.00	SF	4.00	4.00	100	1993	1993	3	68	5,435	
3	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1998	1998	3	77	365	

LAND DESCRIPTION

TOTAL OB/XF 8,460

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

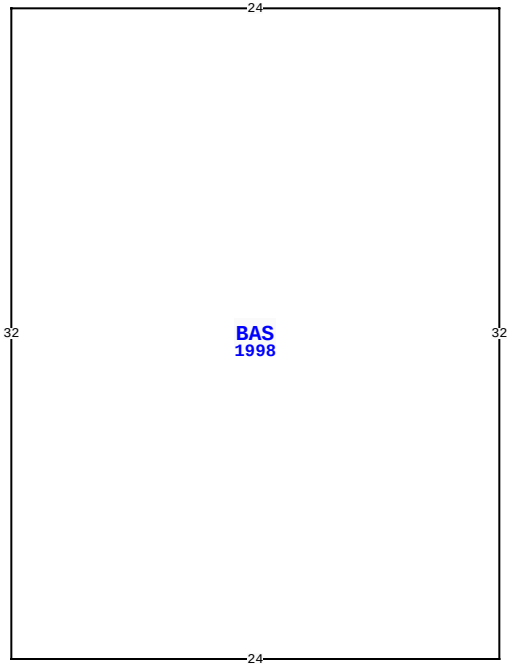
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	10,202
TOTALS	768		768	10,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	63.2500	22.14	17,004	1998	1998	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2020 Heated Area: 768 HX Base Yr 2020



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GRANTOR: LINCOLN WILLIAM M						
GRANTEE: ROGERS CORAZON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 S32 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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