LOT 36
IN OR 714/1873
RIVERSIDE SUB PB 5/231

PITTMAN BETTY C
96072 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034-6741

2023

46-3N-28-5500-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

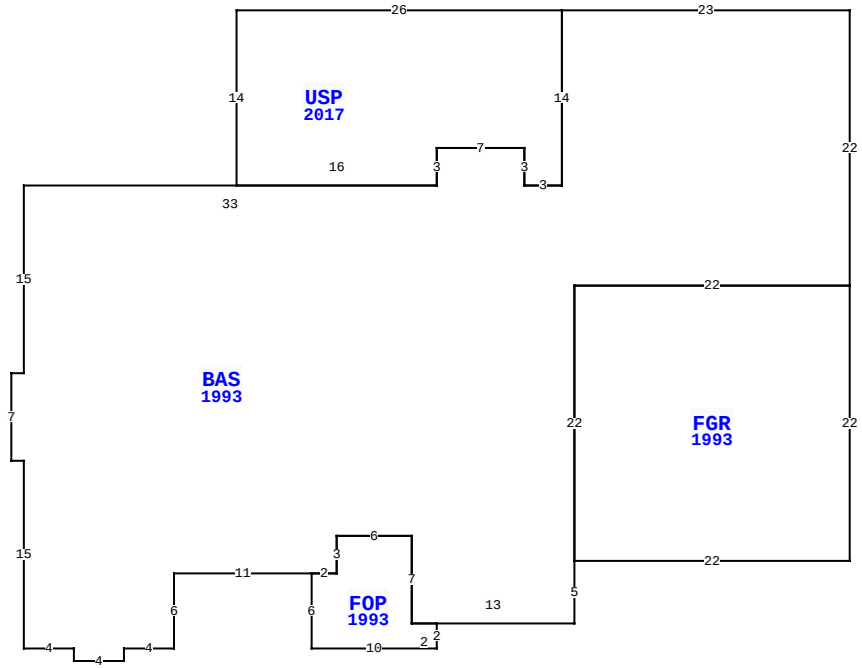
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	207,723
FGR	484	55	266	27,628
FOP	70	30	21	2,181
USP	343	30	103	10,698
TOTALS	2,897		2,390	248,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	102.9000	122.19	292,034	1991	1991	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1995 Heated Area: 2000 HX Base Yr 1995



96072 RIVER MARSH BND, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,229
TOTAL MARKET OB/XF VALUE		16,409
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		344,638
SOH/AGL Deduction		175,497
ASSESSED VALUE		169,141
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		114,141
TOTAL JUST VALUE		344,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972648	H/AC	0	11/01/1997
94 01429	GARAGE	13,260	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0714/1873	9/27/1994	WD	U	I	05	100,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: PITTMAN WILFORD G &						
0703/1198	5/03/1994	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=2017] W26 S14 E16 N3 E7 S3 E3 N14$ S14 W3 N3 W7 S3 W33 S15 W1 S7 E1 S15 E4 S1 E4 N1 E4 N6 E11 FOP=[YR=1993] S6 E10 N2W2 N7 W6 S3 W2$ E2 N3 E6 S7 E13 N5 FGR=[YR=1993] E22 N22 W22 S22$ N22 E22 N22$.

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	0811	CONCRETE B	0	100	0	0	1,238.00	SF	5.20	5.20	100	1991	1991	3	64	4,120	
2	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	1994	1994	3	23	6,279	
3	0811	CONCRETE B	0	100	86	12	1,032.00	SF	5.20	5.20	100	1994	1994	3	70	3,756	
4	0810	CONCRETE A	0	100	0	0	286.00	SF	6.50	6.50	100	1999	1999	3	79	1,469	
5	1076	TRELLIS A	0	100	17	14	238.00	SF	7.50	7.50	100	2005	2005	3	44	785	

LAND DESCRIPTION

TOTAL OB/XF 16,409

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 06/21/2018 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS