



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,401	100	1,401	154,028
BAS	60	100	60	6,596
FGR	598	55	329	36,171
FOP	288	30	86	9,455
FOP	432	30	130	14,293
FUS	495	100	495	54,422
SFB	392	80	314	34,522
STR	30	10	3	330
TOTALS	3,696		2,818	309,816

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,389.00	SF	4.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,818	105.5040	125.29	353,067	1997	1997	0	0	12.25	87.75
1 SNGL FAM - 100% - 2015											
Heated Area: 2270											
HX Base Yr 2015											

94201 RIVER MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,816	
TOTAL MARKET OB/XF VALUE		10,002	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		399,818	
SOH/AGL Deduction		182,009	
ASSESSED VALUE		217,809	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		167,809	
TOTAL JUST VALUE		399,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961601	NEW CONSTR	0	07/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2333/0784	1/21/2020	QC U	I	11	
GRANTOR: DANIEL CHARLIE DWELLE					
GRANTEE: DANIEL CHARLIE DWEL					
1937/1152	9/15/2014	WD Q	I	01	310,000
GRANTOR: BLOCHER JENNIFER M					
GRANTEE: DANIEL CHARLIE DWEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1997] W23 FOP=[YR=1997] W8 S36 BAS=[YR=1997] L3 U3 W4 D3 L3 W30 S15 BAS=[YR=2015] S10 FOP=[YR=1997] S14 E19 STR=[YR=2015] S3 E10 N3 W10 \$ E29 N24 W6 S8 D2 R2 S4 L2 D2 S2 W36 N8 W6\$ E6 N10 W6 \$ E6 S18 E36 N2 R2 U2 N4 L2 U2 N8 E6 N15 W8\$ E8 N36\$ S26 E23 N26\$ PTR=E15 FUS=[YR=1997] E9 N10 E15 S10 E9 S15 W9 N10 W15 S10 W9 N15\$ W15\$ PTR=N10 SFB=[YR=2015] N26 E16 S20 W4 S6 W12\$ S10\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00