LOT 47
IN OR 688 PG 1561
RIVERSIDE SUB PB 5/231

WALLACE RICKY A & SUSAN MARIE
94141 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

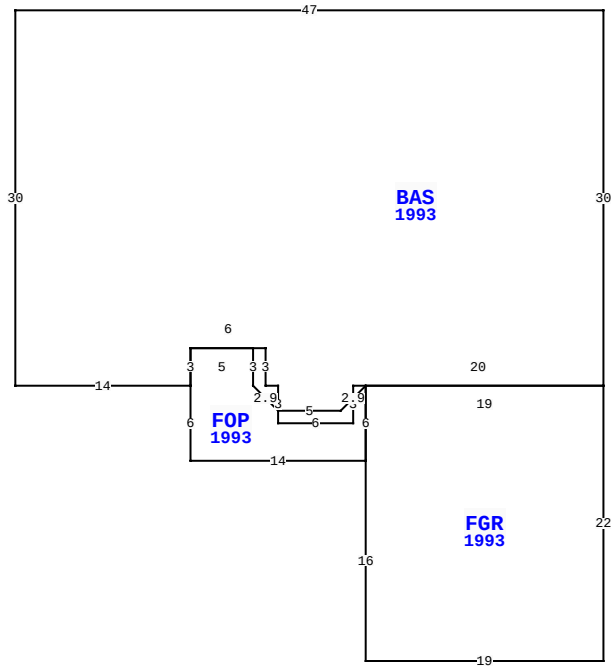
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,410	100	1,410	158,903
FGR	418	55	230	25,920
FOP	85	30	26	2,930
TOTALS	1,913		1,666	187,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,666	111.0000	131.81	219,595	1993	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1994 Heated Area: 1410 HX Base Yr 1994



94141 RIVER MARSH DR, 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		187,754
TOTAL MARKET OB/XF VALUE		5,948
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		273,702
SOH/AGL Deduction		156,966
ASSESSED VALUE		116,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,736
TOTAL JUST VALUE		273,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25841	REPAIR/RRF	5,625	03/01/2012
	NEW CONSTR	71,395	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0688/1561	9/21/1993	WD	Q	I		97,400
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: WALLACE RICKY & S M						
0684/0361	7/06/1993	WD	U	V	09	31,800
GRANTOR: ALMAND AMOS JR & D						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S30 E14 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N22 W19 S6 $ N6 D2 L2 W5 U2 L2 N3W5 S3$ N3 E6 S3 E1 S3 E6 N3 E20 N30 $.

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	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	1993	1993	3	68	3,288	

LAND DESCRIPTION

TOTAL OB/XF 5,948

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 06/20/2018 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS