

LOT 48
IN OR 1960/256
RIVERSIDE SUB PB 5/231

SPIVEY YVONNE C & BEN W/SPIVEY BENJAMIN ADAM
94121 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0048-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

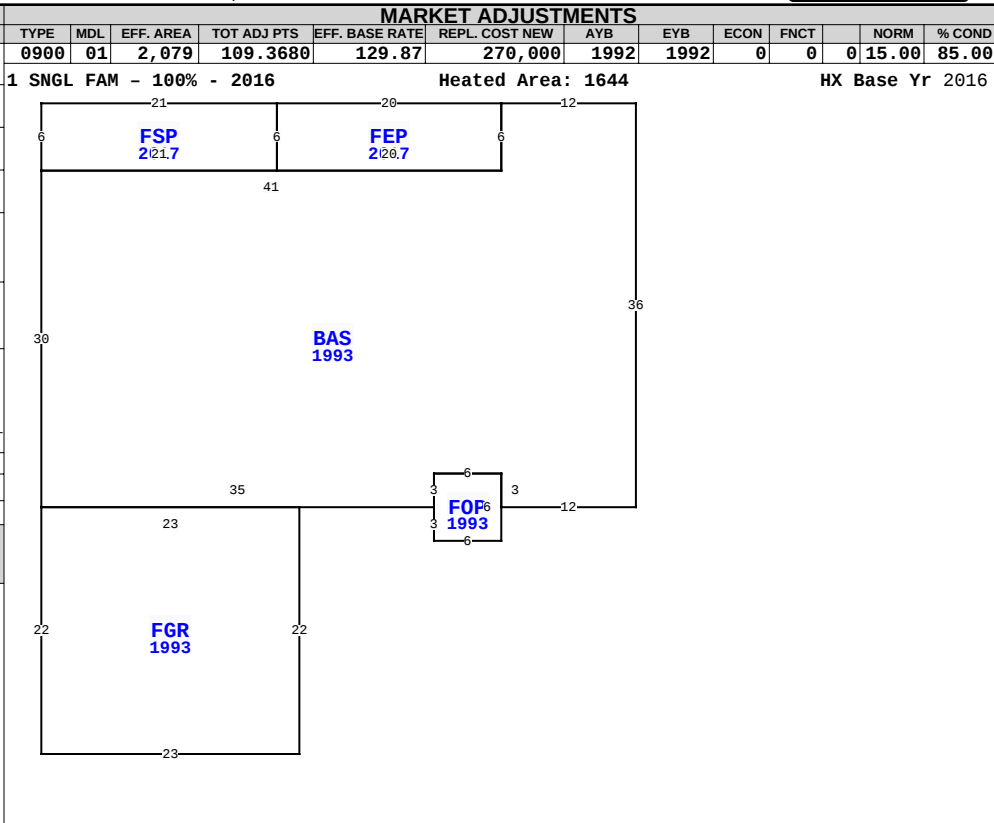
NEIGHBORHOOD/LOC	4021.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	181,480
FEP	120	80	96	10,598
FGR	506	55	278	30,688
FOP	36	30	11	1,215
FSP	126	40	50	5,520

TOTALS	2,432		2,079	229,500
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	1,502.00	SF	5.20	5.20	
3	0820	WOOD WALK	0	100	3	50	150.00	SF	11.75	11.75	
4	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	
5	1076	TRELLIS A	0	100	4	4	16.00	SF	5.25	5.25	

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



94121 RIVER MARSH DR, FERNANDINA BEACH
--

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
480.00	SF	6.50	6.50	100	1992	1992	3	66	2,059	
1,502.00	SF	5.20	5.20	100	1998	1998	3	77	6,014	
150.00	SF	11.75	11.75	100	1995	1995	3	40	705	
915.00	SF	5.20	5.20	100	1995	1995	3	72	3,426	
16.00	SF	5.25	5.25	100	1995	1995	3	20	17	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
229,500											
TOTAL MARKET OB/XF VALUE											
12,221											
TOTAL LAND VALUE - MARKET											
80,000											
TOTAL MARKET VALUE											
321,721											
SOH/AGL Deduction											
151,805											
ASSESSED VALUE											
169,916											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
119,916											
TOTAL JUST VALUE											
321,721											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
287,852											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7791	NEW CONSTR	69,360	01/22/1992
4601	NEW CONSTR	4,500	01/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1960/0256	1/29/2015	QC	U	I	11	100	
GRANTOR: SPIVEY YVONNE C & BEN							
GRANTEE: SPIVEY YVONNE C & B							
1349/1236	9/13/2005	WD	U	I	07	100	
GRANTOR: BENTON GERALDINE STRI							
GRANTEE: CRYDER DAPHNE L & Y							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FEP=[YR=2017] W20 FSP=[YR=2017] W21 S6 E21 N6\$ S6 E20 N6\$ S6 W41 S30 FGR=[YR=1993] S22 E23 N22 W23 \$ E35 FOP=[YR=1993] S3 E6 N6 W6 S3 \$ N3 E6 S3 E12 N36\$.											