

LOT 1
INCL PT ABDN R/W OR 660/1117
RIVERSIDE SUB PB 5/231

COOPER LYNNE M L/E/
94034 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	HARDIE BRD 70	0900	01	2,600	105.9840	132.48	344,448	1989	1989	0	0	0	18.44	81.56	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM - 100% - 1997													Heated Area: 1787													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1997													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMMT 70																											
Interior Floor	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																											
BUD8 Adjustme	04	DIST 01 100																											
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	1,787	100	1,787	193,087																									
FDG	912	60	547	59,104																									
FGR	441	55	243	26,257																									
FOP	30	30	9	972																									
PTO	280	5	14	1,513																									
TOTALS	3,450		2,600	280,932																									
EXTRA FEATURES															94034 RIVER MARSH DR, FERNANDINA BEACH														
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												
1	0812	CONCRETE C	0	100	0	0	2,064.00	SF	4.00	4.00	100	1989	1989	3	57	4,706													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310													
3	0845	KOOL DECK	0	100	0	0	954.00	SF	7.25	7.25	100	1994	1994	3	68	4,703													
4	0861	POOL GUNIT	0	100	34	21	714.00	SF	85.00	85.00	100	1994	1994	3	20	12,138													
5	0810	CONCRETE A	0	100	5	16	80.00	SF	6.50	6.50	100	1989	1989	3	57	296													
6	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2001	2001	3	80	907													
7	0825	BRICK	0	100	0	0	51.00	SF	12.50	12.50	100	2001	2001	3	94	599													
8	0810	CONCRETE A	0	100	3	34	102.00	SF	6.50	6.50	100	2001	2001	3	80	530													
9	0911	SCRN RM A	0	100	14	20	280.00	SF	17.50	17.50	100	1990	1990	3	20	980													
TOTAL OB/XF															27,169														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS																													