LOT 3
IN OR 1749/1321
RIVERSIDE SUB PB 5/231

DEARDEN MADISON/MADILL COLTON LEE
96033 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

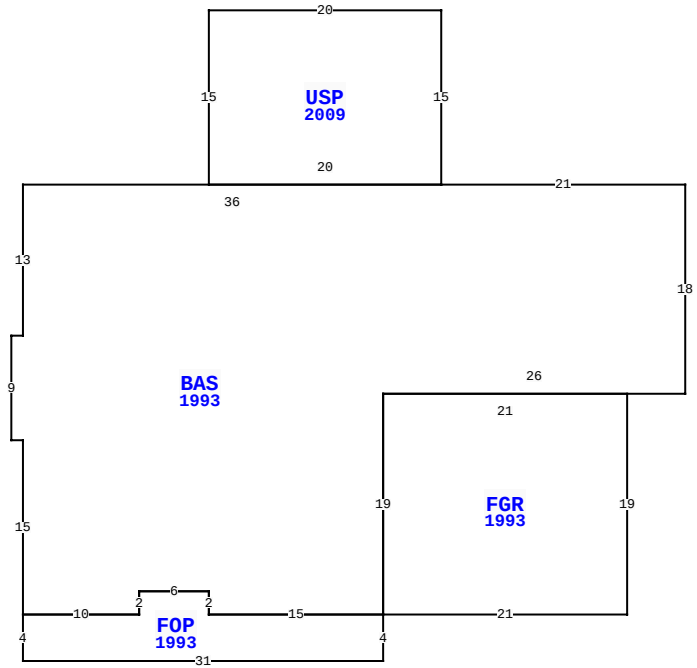
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD 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	1,612	100	1,612	190,549
FGR	399	55	219	25,887
FOP	136	30	41	4,847
USP	300	30	90	10,638
TOTALS	2,447		1,962	231,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,962	108.3880	135.48	265,812	1992	1997	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2023 Heated Area: 1612 HX Base Yr 2023



BLD DATE	02/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

96033 RIVER MARSH BND, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,921
TOTAL MARKET OB/XF VALUE		8,318
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		335,239
SOH/AGL Deduction		15,785
ASSESSED VALUE		319,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,454
TOTAL JUST VALUE		335,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708264	REPAIR/RRF	16,500	12/01/2017
B018578	FOUNDATION	2,300	07/01/2001
4090	H/AC	3,000	02/06/1992
4609	NEW CONSTR	0	01/29/1992
7768	NEW CONSTR	77,665	01/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1845	7/25/2022	WD	Q	I	01	416,000
GRANTOR: BAYER BRIAN S						
GRANTEE: DEARDEN MADISON & C						
1749/1321	8/01/2011	WD	Q	I	01	165,000
GRANTOR: NICHOLS JEANETTE P						
GRANTEE: BAYER BRIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=2009] N15 W20 S15 E20$ W36 S13 W1 S9 E1 S15 FOP=[YR=1993] S4 E31 N4 W15 N2 W6 S2 W10 $ E10 N2 E6 S2 E15 FGR=[YR=1993] E21 N19 W21 S19 $ N19 E26 N18 $.

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	0812	CONCRETE C	0	100	0	0	1,415.00	SF	4.00	4.00	100	1992	1992	3	64	3,622	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0811	CONCRETE B	0	100	0	0	523.00	SF	5.20	5.20	100	2001	2001	3	80	2,176	

LAND DESCRIPTION

TOTAL OB/XF 8,318

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS