

LOT 7
IN OR 651/820
RIVERSIDE SUB PB 5/231

CARTER DAVID M & TERESA J
96095 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,051	100	1,051	123,229
FAT	294	20	59	6,917
FGR	462	55	254	29,781
FUS	168	100	168	19,698
FUS	324	100	324	37,989
STP	6	10	1	117

TOTALS	2,305		1,857	217,732
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	1,489.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00
4	1242	WD DECK A	0 100	24	24	576.00	SF	10.00	10.00
5	0911	SCRN RM A	0 100	38	24	912.00	SF	17.50	17.50
6	0845	KOOL DECK	0 100	0	0	667.00	SF	7.25	7.25
7	0812	CONCRETE C	0 100	0	0	2,665.00	SF	4.00	4.00

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		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,857	110.3480	137.94	256,155	1992	1992	0	0	0 15.00	85.00

1 SNGL FAM - 100% - 1993

Heated Area: 1602

HX Base Yr 1993

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and the year 1993. The rooms are: BAS (Bathroom), FUS (Furnace), FGR (Garage), and FAT (Furnace). The diagram shows the relative positions and dimensions of these rooms, with lines indicating walls and openings for doors. The layout is complex, with multiple rooms and a central area labeled 'FUS 1993'.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024
INC DATE		AG DATE	
			MLU

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
2	0812	CONCRETE C	0 100	0	0	1,489.00	SF	4.00	4.00	100	1992	1992	3	64	3,812	
3	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
4	1242	WD DECK A	0 100	24	24	576.00	SF	10.00	10.00	100	1994	1994	3	20	1,152	
5	0911	SCRN RM A	0 100	38	24	912.00	SF	17.50	17.50	100	1996	1996	3	20	3,192	
6	0845	KOOL DECK	0 100	0	0	667.00	SF	7.25	7.25	100	1996	1996	3	72	3,482	
7	0812	CONCRETE C	0 100	0	0	2,665.00	SF	4.00	4.00	100	2003	2003	3	83	8,848	

TOTAL OB/XF										29,576									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										226,659									
TOTAL MARKET OB/XF VALUE										29,576									
TOTAL LAND VALUE - MARKET										95,000									
TOTAL MARKET VALUE										351,235									
SOH/AGL Deduction										191,610									
ASSESSED VALUE										159,625									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										109,625									
TOTAL JUST VALUE										351,235									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										326,519									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310814	GARAGE	19,008	01/01/2003
7950	NEW CONSTR	93,790	03/23/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0651/0820	3/12/1992	WD	Q	V		14,900			
GRANTOR: ALMAND AMOS JR									
GRANTEE: CARTER DAVID & T									
0620/0637	3/01/1991	QC	U	I	01	100			
GRANTOR: ALMAND AMOS F JR									
GRANTEE: ALMAND AMOS JR & D									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N2 U3 L3 W4 D3 L3 S2 W14 S21 E10 S4									
STP=[YR=1993] S1 E6 N1 W6 \$ E6 S1 E4 FGR=[YR=1993] S22 E21									
N22 W21 \$ E21 N26 \$ PTR= E14 FUS=[YR=1993] E28 S18 W8 N9 W20									
N9 \$W14 \$ PTR= E52 FUS=[YR=1993] E21 S8 W21 N8 \$ W52 \$ PTR=									
E20 S30 FAT=[YR=1993] E21 S14 W21 N14 \$ N30 W20 \$.									

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	07	NONE 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	576	100	576	8,927
TOTALS	576		576	8,927

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	576	63.2500	22.14	12,753	2003	2003	0	0	30.00	70.00
2 GARAGE RES - 100% - 1993						Heated Area: 576		HX Base Yr 1993			
24 24 24 BAS 2007											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU