

LOT 9
IN OR 2184/893
RIVERSIDE SUB PB 5/231

WISE JOSEPH & PAMELA
405 PORTSIDE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0009-0000



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 70
Interior Floo	13	LVT/LAMNT 30
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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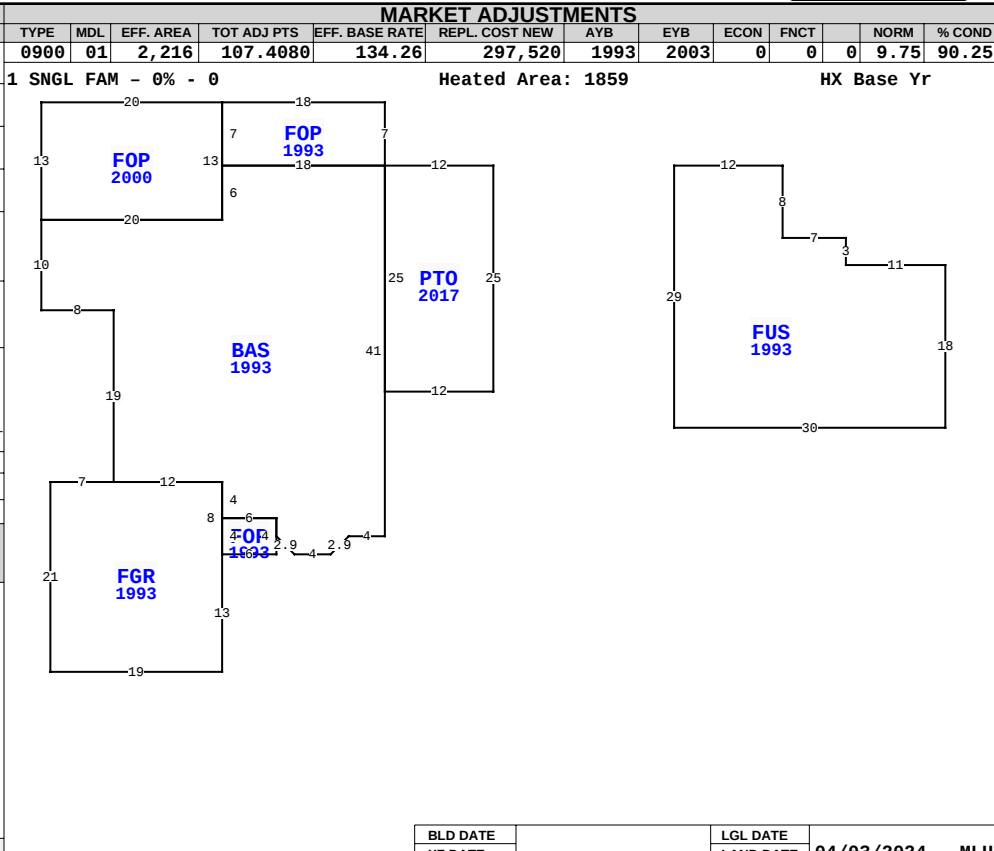
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,166	100	1,166	141,284
FGR	399	55	219	26,536
FOP	24	30	7	848
FOP	126	30	38	4,605
FOP	260	30	78	9,451
FUS	693	100	693	83,970
PTO	300	5	15	1,818
TOTALS	2,968		2,216	268,512

EXTRA FEATURES	
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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	0811	CONCRETE B	0	0	0	0	1,173.00	SF	5.20	5.20	100	1993	1993	3	66	4,026	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION			TOTAL OB/XF 6,966														
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
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000



96113 RIVER MARSH BND, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 6,966																	
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
1	000100	C	SFR	0		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 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					268,512
TOTAL MARKET OB/XF VALUE					6,966
TOTAL LAND VALUE - MARKET					95,000
TOTAL MARKET VALUE					370,478
SOH/AGL Deduction					60,691
ASSESSED VALUE					309,787
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					309,787
TOTAL JUST VALUE					370,478
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					343,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/0893	3/09/2018	WD	Q	I	02	254,000
GRANTOR: HERRING BARBARA D REV						
GRANTEE: WISE JOSEPH & PAMEL						
1969/0961	3/20/2015	WD	Q	I	01	175,000
GRANTOR: HARTSON EMILY & ERIC						
GRANTEE: HERRING BARBARA DEB						

BUILDING NOTES																	
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BUILDING DIMENSIONS
PTO=[YR=2017] W12 FOP=[YR=1993] N7 W18 FOP=[YR=2000] W20
S13 BAS=[YR=1993] S10 E8 S19 FGR=[YR=1993] W7 S21 E19 N13
FOP=[YR=1993] E6 N4 W6 S4\$ N8 W12\$ E12 S4 E6 S2 R2 D2 E4
U2 R2 E4 N41 W18 S6 W20\$ E20 N13\$ S7 E18\$ S25 E12 N25\$ PTR=
E20 FUS=[YR=1993] E12 S8 E7 S3 E11 S18 W30 N29\$ W20\$.