



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

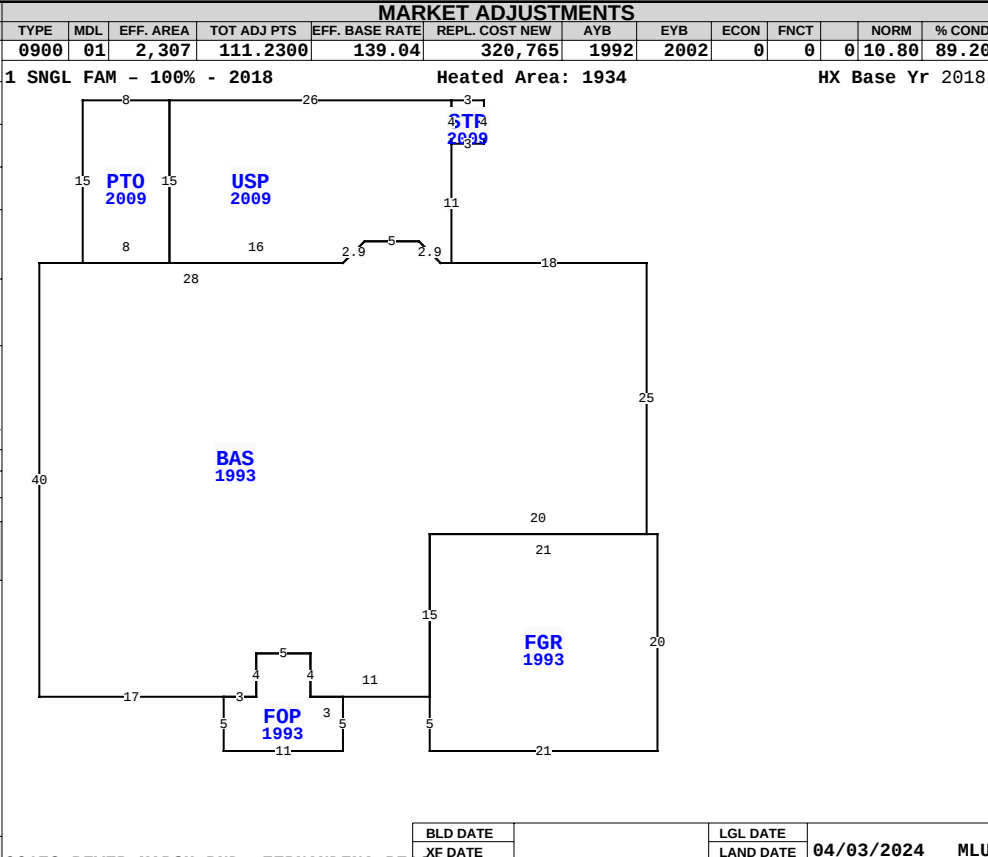
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	239,861
FGR	420	55	231	28,649
FOP	75	30	22	2,729
PTO	120	5	6	744
STP	12	10	1	124
USP	376	30	113	14,015

TOTALS	2,937		2,307	286,122
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,242.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT	



96173 RIVER MARSH BND, FERNANDINA BEACH	BLD DATE		LGL DATE	04/03/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				286,122	
TOTAL MARKET OB/XF VALUE				36,543	
TOTAL LAND VALUE - MARKET				95,000	
TOTAL MARKET VALUE				417,665	
SOH/AGL Deduction				133,394	
ASSESSED VALUE				284,271	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				234,271	
TOTAL JUST VALUE				417,665	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				391,038	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808088	SWIM POOL	30,000	01/01/2018
B1702184	FNDTN REPAIR	3,039	04/01/2017
R002840	REPAIR/RRF	2,400	11/01/2000
8214	NEW CONSTR	93,305	07/01/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2569/1190	6/07/2022	WD	U	I	11
GRANTOR: MACGREGOR RICHARD R J					
GRANTEE: MACGREGOR FAMILY TR					
2154/1430	10/31/2017	WD	Q	I	02
GRANTOR: MCKEITHEN MICHAEL J &					
GRANTEE: MACGREGOR RICHARD R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 USP=[YR=2009] N11 STP=[YR=2009] E3 N4 W3 S4\$ N4 W26 PTO=[YR=2009] W8 S15 E8 N15\$ S15 E16 U2 R2 E5 D2 R2 E1\$ W1 U2 L2 W5 D2 L2 W28 S40 E17 FOP=[YR=1993] S5 E11 N5 W3 N4 W5S4 W3 \$ E3 N4 E5 S4 E11 FGR=[YR=1993] S5 E21 N20 W21 S15 \$ N15 E20 N25 \$.											