LOT 13
IN OR 1633/836
RIVERSIDE SUB PB 5/231

TURNER CHRISTINE K/OLIVER ROGER L
96205 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

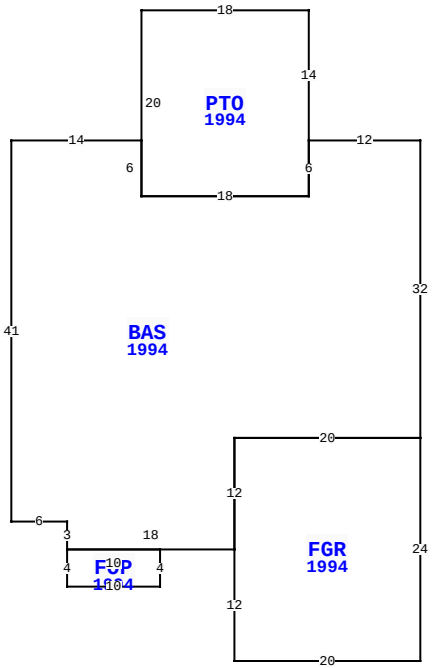
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,570	100	1,570	183,677
FGR	480	55	264	30,886
FOP	40	30	12	1,404
PTO	360	5	18	2,106
TOTALS	2,450		1,864	218,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,864	106.7220	133.40	248,658	1994	1998	0	0	0	12.30	87.70

1 SNGL FAM – 0% - 0 Heated Area: 1570 HX Base Yr



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

96205 RIVER MARSH BND, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,073
TOTAL MARKET OB/XF VALUE	19,545
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	332,618
SOH/AGL Deduction	59,969
ASSESSED VALUE	272,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,649
TOTAL JUST VALUE	332,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806191	(14) WINDOWS	16,892	08/01/2019
B1328099	GARAGE	26,245	12/01/2013
R1213209	REPAIR/RRF	6,000	11/01/2012
94-01147	NEW CONSTR	111,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/0836	7/30/2009	WD	Q	I	01	190,000
GRANTOR: STUBBLEFIELD KEITH A						
GRANTEE: TURNER CHRISTINE K						
0716/1399	10/24/1994	WD	Q	I		106,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: STUBBLEFIELD KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 PTO=[YR=1994] N14 W18 S20 E18 N6$ S6 W18 N6 W14 S41 E6 S3 FOP=[YR=1994] S4 E10 N4 W10$ E18 FGR=[YR=1994] S12 E20 N24 W20 S12$N12 E20 N32$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	0	0	0	862.00	SF	5.20	5.20	100	1994	1994	3	68	3,048	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2000	2000	3	79	401	
4	0681	POLE SHED	0	0	9	19	171.00	SF	15.00	15.00	100	2009	2009	3	56	1,436	
5	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2014	2014	3	75	10,500	
6	0680	POLE SHED	0	0	10	20	200.00	SF	10.00	10.00	100	2014	2014	3	75	1,500	

LAND DESCRIPTION

TOTAL OB/XF 19,545

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	0	0003	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