LOT 16
IN OR 1206/1056
RIVERSIDE SUB PB 5/231

POWELL ROBERT E JR & ALICE P
96243 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

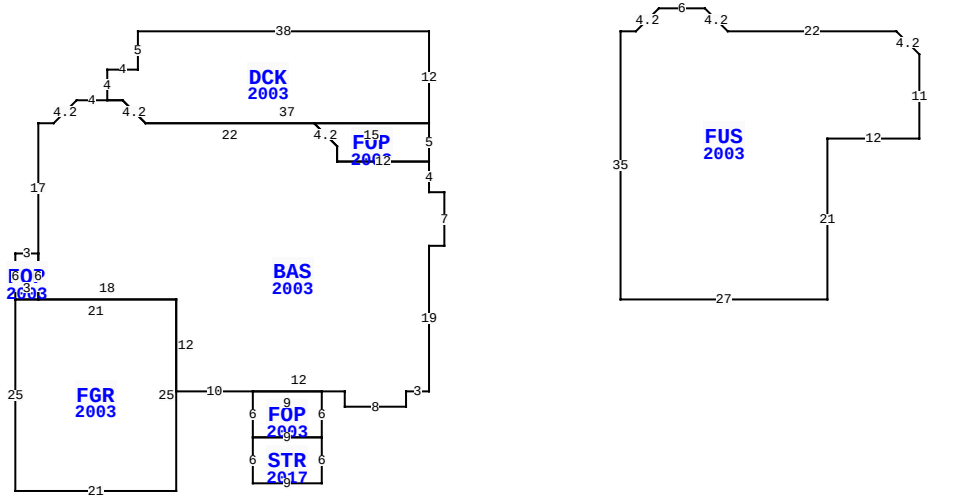
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	188,180
DCK	474	10	47	5,662
FGR	525	55	289	34,817
FOP	18	30	5	602
FOP	54	30	16	1,928
FOP	65	30	20	2,409
FUS	1,136	100	1,136	136,859
STR	54	10	5	602
TOTALS	3,888		3,080	371,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,080	107.0880	133.86	412,289	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2004 Heated Area: 2698 HX Base Yr 2004



96243 RIVER MARSH BND, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,060
TOTAL MARKET OB/XF VALUE		52,455
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		598,515
SOH/AGL Deduction		310,225
ASSESSED VALUE		288,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,290
TOTAL JUST VALUE		598,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703947	H/AC	0	06/01/2017
E0108793	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/1056	2/05/2004	WD	Q	I		402,900
GRANTOR: TEMPLETON GEORGE						
GRANTEE: POWELL ROBERT JR &						
1166/1472	8/29/2003	WD	Q	V		200,000
GRANTOR: LANIER BUILDERS INC						
GRANTEE: TEMPLETON GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2003] W38 S5 W4 S4 BAS=[YR=2003] W4 D3 L3 W2 S17 FOP=[YR=2003] W3 S6 FGR=[YR=2003] S25 E21 N25 W21$ E3 N6$ S6 E18 S12 E10 FOP=[YR=2003] S6 STR=[YR=2017] S6 E9 N6 W9$ E9 N6 W9 $ E12 S2 E8 N2 E3 N19 E2 N7 W2 N4 FOP=[YR=2003] N5 W15 D3 R3 S2 E12$ W12 N2 U3 L3 W22 U3 L3 W2$ E2 D3 R3 E37 N12$ PTR= E25 FUS=[YR=2003] E2 U3 R3 E6 D3 R3 E22 D3 R3 S11 W12 S21 W27 N35$ W25$.

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	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2003	2003	3	83	3,172	
2	0510	GARAGE WD-	0	100	0	0	960.00	SF	49.00	49.00	100	2003	2003	3	32	15,053	
3	0911	SCRN RM A	0	100	26	40	1,040.00	SF	17.50	17.50	100	2004	2004	3	22	4,004	
4	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	2004	2004	3	36	17,626	
5	0845	KOOL DECK	0	100	0	0	503.00	SF	7.25	7.25	100	2004	2004	3	84	3,063	
6	0812	CONCRETE C	0	100	0	0	1,932.00	SF	4.00	4.00	100	2004	2004	3	84	6,492	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 52,455

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS