



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1,916	100	1,916	244,260
FGR	603	55	332	42,325
FOP	42	30	13	1,657
FOP	168	30	50	6,374
STP	102	10	10	1,275
TOTALS	2,831		2,321	295,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,527.00	SF	4.00	4.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,321	109.6620	137.08	318,163	2009	2009	0	0	7.00	93.00
1 SNGL FAM - 0% - 0 Heated Area: 1916 HX Base Yr											
96257 RIVER MARSH BND, FERNANDINA BEACH											
BLD DATE: 04/02/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			295,892
TOTAL MARKET OB/XF VALUE			8,752
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			479,644
SOH/AGL Deduction			32,739
ASSESSED VALUE			446,905
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			446,905
TOTAL JUST VALUE			479,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			451,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22405	CO ISSUED	0	11/01/2009
M14662	MECH OTHER	0	07/01/2009
P13763	OTHER	0	05/01/2009
E21758	ELEC OTHER	2,000	04/01/2009
R11841	REPAIR/RRF	5,000	04/01/2009
B22405	NEW CONSTR	174,636	04/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2353/1500	4/08/2020	QC	U	I	11
GRANTOR: O'DANIEL LARRY C LIVI					
GRANTEE: WALKER JANET LYNN &					
1535/1394	11/14/2007	QC	U	V	01
GRANTOR: O'DANIEL LARRY C					
GRANTEE: O'DANIEL LARRY C TR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2009] N8 W23 S8 E11 U2 R2 E6 D2 R2 E2 \$ W2 U2 L2 W6 D2 L2 W28 S36 E13 STP=[YR=2009] S4 W4 S4 E19 N4 W4 N4 W3 FOP=[YR=2009] N4 W6 S7 E6 N3 \$ S3 W6 N3 W2 \$ E2 N4 E6 S4 E12 FGR=[YR=2009] S27 E21 N31 W9 S4 W12 \$ E12 N4 E9 N32 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	0	0006	RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	175,000.00	175,000.00	175,000								