

LOT 20
IN OR 802 PG 23
RIVERSIDE SUB PB 5/231

GLOBIS GARY A & JANET L
95017 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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

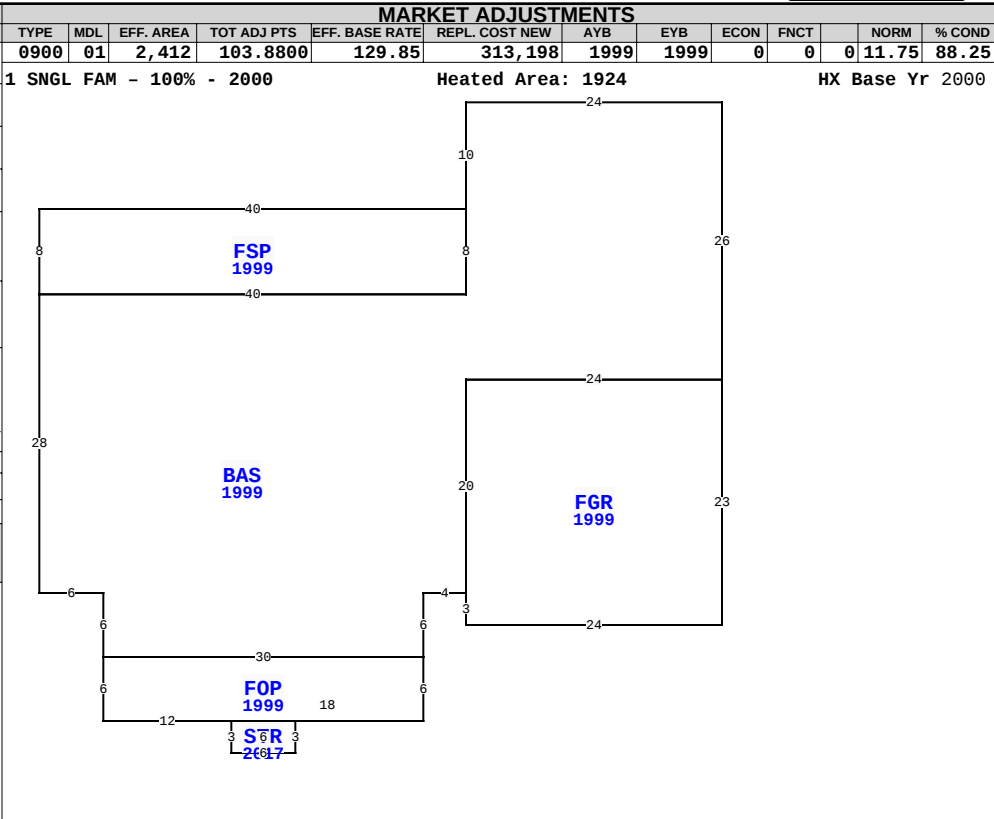
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1,924	220,476
FGR	552	55	304	34,836
FOP	180	30	54	6,188
FSP	320	40	128	14,668
STR	18	10	2	229

TOTALS	2,994		2,412	276,397
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0		1,298.00	SF 6.50
2	0810	CONCRETE A	0	100	0	0		80.00	SF 6.50
3	0861	POOL GUNIT	0	100	0	0		345.00	SF 85.00
4	0845	KOOL DECK	0	100	0	0		575.00	SF 7.25
5	0911	SCRN RM A	0	100	40	23		920.00	SF 17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00



95017 RIVER MARSH TER, FERNANDINA BEACH	BLD DATE	LGL DATE	04/02/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0		1,298.00	SF 6.50	100	1999	1999	3	77	6,496	
2	0810	CONCRETE A	0	100	0	0		80.00	SF 6.50	100	1999	1999	3	77	400	
3	0861	POOL GUNIT	0	100	0	0		345.00	SF 85.00	100	2001	2001	3	27	7,918	
4	0845	KOOL DECK	0	100	0	0		575.00	SF 7.25	100	2001	2001	3	80	3,335	
5	0911	SCRN RM A	0	100	40	23		920.00	SF 17.50	100	2001	2001	3	20	3,220	

TOTAL OB/XF										21,369						
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				276,397	
TOTAL MARKET OB/XF VALUE				21,369	
TOTAL LAND VALUE - MARKET				175,000	
TOTAL MARKET VALUE				472,766	
SOH/AGL Deduction				264,297	
ASSESSED VALUE				208,469	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				158,469	
TOTAL JUST VALUE				472,766	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				446,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805580	NEW CONSTR	133,070	11/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0802/0023	8/04/1997	WD	Q	V	
GRANTOR: ALMAND AMOS F JR & D					SALE PRICE 24,900
GRANTEE: GLOBIS GARY A & JAN					
0620/0637	3/01/1991	WD	U	I	09
GRANTOR: ALMAND AMOS F JR					100
GRANTEE: ALMAND AMOS JR & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W24 S10 FSP=[YR=1999] W40 S8 E40 N8 \$ S8 W40 S28 E6 S6 FOP=[YR=1999] S6 E12 STR=[YR=2017] S3 E6 N3 W6 \$ E18 N6 W30 \$ E30 N6 E4 FGR=[YR=1999] S3 E24 N23 W24 S20 \$ N20 E24 N26 \$.									