

LOT 21
IN OR 1066/246
RIVERSIDE SUB PB 5/231

JEAN WENDY S
95031 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0021-0000



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 Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
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	2,080	100	2,080	243,516
FGR	537	55	295	34,537
FOP	93	30	28	3,278
FSP	300	40	120	14,049
PTO	24	5	1	117
PTO	84	5	4	468
UOP	82	20	16	1,873
TOTALS	3,200		2,544	297,839

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,544	107.0400	133.80	340,387	1998	1998	0	0	0 12.50	87.50

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SNGL FAM - 100% - 2003

Heated Area: 2080

HX Base Yr 2003

Floor plan diagram showing various rooms and their market values:

- FSP 2018
- BAS 1998
- FOP 1998
- UOP 1998
- FGR 1998
- PTO 1998
- PTO 1998

Dimensions are provided for each room and the overall lot.

BLD DATE	LGL DATE	04/02/2024	MLA
XF DATE	LAND DATE		