LOT 22
RIVERSIDE SUB PB 5/231

CUMMINGS JEFFREY D & KIMBERLY A L/E/
95037 RIVER MARSH TER
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

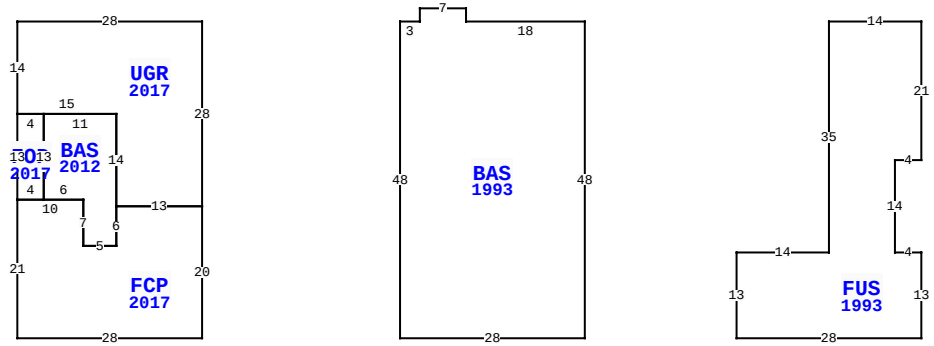
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,358	100	1,358	182,230
BAS	178	100	178	23,886
FCP	540	25	135	18,116
FOP	52	30	16	2,147
FUS	798	100	798	107,084
UGR	574	45	258	34,621
TOTALS	3,500		2,743	368,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	120.9600	151.20	414,742	1989	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2020 Heated Area: 2334 HX Base Yr 2020



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

95037 RIVER MARSH TER, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,084
TOTAL MARKET OB/XF VALUE		16,594
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		559,678
SOH/AGL Deduction		205,511
ASSESSED VALUE		354,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,167
TOTAL JUST VALUE		559,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104177	(5) DOORS	19,000	04/06/2021
2996	H/AC	4,300	04/26/1989
3432	NEW CONSTR	0	03/15/1989
5770	NEW CONSTR	3,000	03/15/1989
5494	NEW CONSTR	83,880	02/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1317	10/12/2023	LE	U	I	11	100
GRANTOR: CUMMINGS JEFFREY D &						
GRANTEE: CUMMINGS PACEY MAIN						
2326/1297	12/17/2019	WD	U	I	11	100
GRANTOR: CUMMINGS KIMBERLY A L						
GRANTEE: CUMMINGS JEFFREY D						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
3	1242	WD DECK A	0	100	0	0	638.00	SF	12.50	12.50	100	1996	1996	3	20	1,595	
4	0811	CONCRETE B	0	100	0	0	1,139.00	SF	5.20	5.20	100	1992	1992	3	64	3,791	
5	0812	CONCRETE C	0	100	0	0	2,886.00	SF	4.00	4.00	100	1995	1995	3	70	8,081	
6	0810	CONCRETE A	0	100	45	4	180.00	SF	6.50	6.50	100	1995	1995	3	70	819	
7	1242	WD DECK A	0	100	0	0	175.00	SF	10.00	10.00	100	2010	2010	3	45	788	

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2017] W28 S14 FOP=[YR=2017] S13 FCP=[YR=2017] S21 E28 N20 W13 BAS=[YR=2012] N14 W11 S13 E6 S7 E5 N6$ S6 W5 N7 W10$ E4 N13 W4$ E15 S14 E13 N28$ PTR= E30 BAS=[YR=1993] E3 N2 E7 S2 E18 S48 W28 N48$ W30$ PTR=E95 FUS=[YR=1993] E14 S21 W4 S14 E4 S13 W28 N13 E14 N35$ W95$.

LAND DESCRIPTION

TOTAL OB/XF 16,594

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