LOT 23
IN OR 2144/204
RIVERSIDE SUB PB 5/231

HOLCOMB VON W & VICTORIA P
95051 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

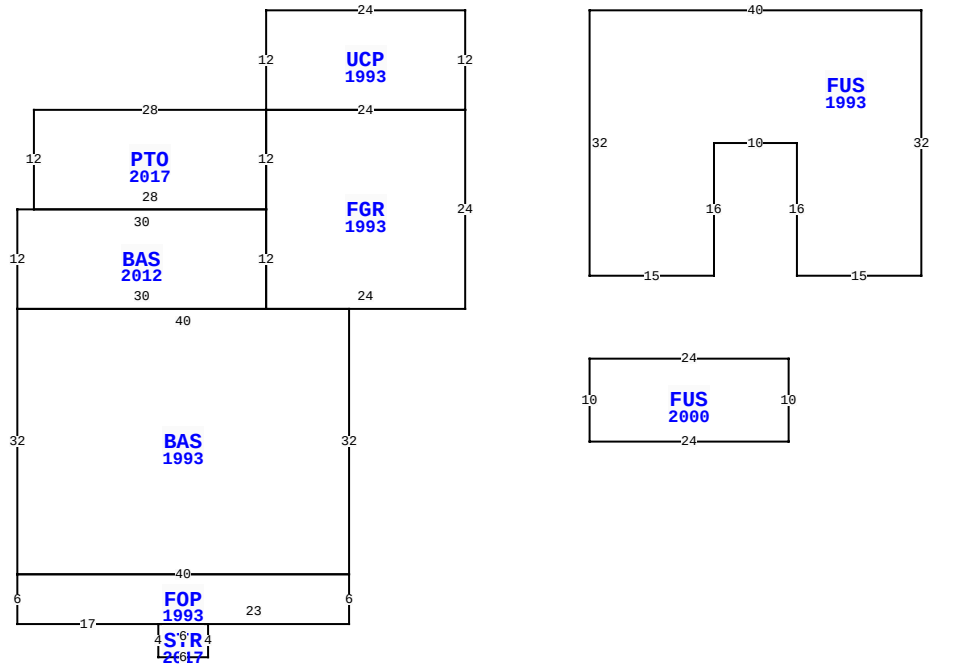
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	1,280	100	1,280	134,152
BAS	360	100	360	37,730
FGR	576	55	317	33,224
FOP	240	30	72	7,546
FUS	1,120	100	1,120	117,383
FUS	240	100	240	25,154
PTO	336	5	17	1,782
STR	24	10	2	210
UCP	288	20	58	6,079
TOTALS	4,464		3,466	363,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,466	98.3480	122.94	426,110	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2018 Heated Area: 3000 HX Base Yr 2018



95051 RIVER MARSH TER, 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		363,259
TOTAL MARKET OB/XF VALUE		8,488
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		546,747
SOH/AGL Deduction		233,149
ASSESSED VALUE		313,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,598
TOTAL JUST VALUE		546,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8641	NEW CONSTR	108,383	01/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0204	8/31/2017	WD	Q	I	01	339,000
GRANTOR: OLSEN STEPHEN B						
GRANTEE: HOLCOMB VON W & VIC						
1078/1725	9/04/2002	WD	Q	I		285,000
GRANTOR: TRUJILLO JON M & TAMM						
GRANTEE: OLSEN STEPHEN B & H						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W24 S12 PTO=[YR=2017] W28 S12 E28 N12$ FGR=[YR=1993] S12 BAS=[YR=2012] W30 S12 BAS=[YR=1993] S32 FOP=[YR=1993] S6 E17 STR=[YR=2017] S4 E6 N4 W6 $ E23 N6 W40 $ E40 N32 W40 $ E30 N12 $ S12 E24 N24 W24 $ E24 N12 $ PTR= E15 FUS=[YR=1993] E40 S32 W15 N16 W10 S16 W15 N32 $ W15 $ PTR= E15 S42 FUS2000 = S10 E24 N10 W24$ N42 W15 $.

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	0812	CONCRETE C	0	100	0	0	2,234.00	SF	4.00	4.00	100	1993	1993	3	66	5,898	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 8,488

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