LOT 25
IN OR 1809/638
RIVERSIDE SUB PB 5/231

HILSENROTH ROBERT/PENFOLD LINDA M
95066 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

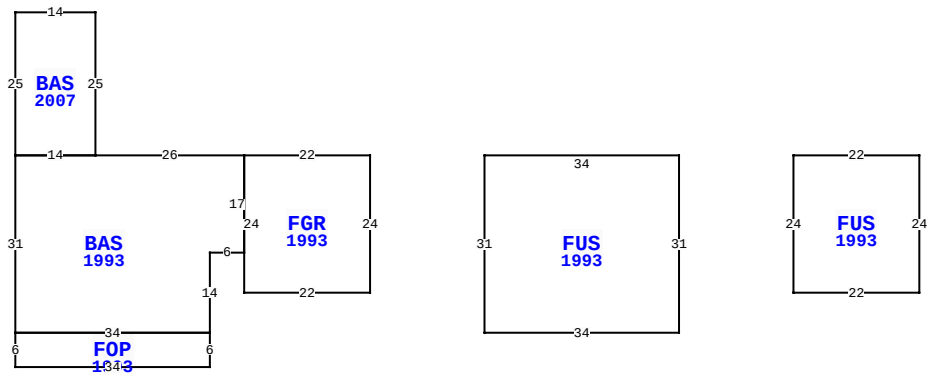
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	35	. 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	1,156	100	1,156	160,459
BAS	350	100	350	48,582
FGR	528	55	290	40,253
FOP	204	30	61	8,467
FUS	528	100	528	73,289
FUS	1,054	100	1,054	146,300
TOTALS	3,820		3,439	477,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,439	130.6400	163.30	561,589	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2014 Heated Area: 3088 HX Base Yr 2014



95066 RIVER MARSH TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,351
TOTAL MARKET OB/XF VALUE		29,841
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		602,192
SOH/AGL Deduction		270,513
ASSESSED VALUE		331,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,679
TOTAL JUST VALUE		602,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17850	ADDITION	7,295	05/01/2006
9906159	SWIM POOL	14,650	06/01/1999
8415	NEW CONSTR	5,000	09/08/1992
8271	NEW CONSTR	91,630	07/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1809/0638	8/23/2012	WD	Q	I	02	320,000
GRANTOR: RAE IAIN M & SZILVIA						
GRANTEE: HILSENROTH ROBERT &						
1401/1571	4/05/2006	WD	Q	I		430,000
GRANTOR: WILSON WILLIE & JEAN						
GRANTEE: RAE IAIN M & SZILVI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W26 BAS=[YR=2007] N25 W14 S25 E14$ W14 S31 FOP=[YR=1993] S6 E34 N6 W34$ E34 N14E6 N17$ S24 E22 N24$ PTR= E20 FUS=[YR=1993] E34 S31 W34 N31$ W20$ PTR=E74 FUS=[YR=1993] E22 S24 W22 N24$ W74$.

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	1,222.00	SF	4.00	4.00	100	1992	1992	3	64	3,128	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1999	1999	3	23	8,798	
4	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	100	1999	1999	3	77	3,997	
5	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	100	1999	1999	3	77	3,123	
6	0911	SCRN RM A	0	100	40	25	1,000.00	SF	17.50	17.50	100	2006	2006	3	27	4,725	
7	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00	10.00	100	2002	2002	3	20	400	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 29,841

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS