

LOT 29
IN OR 824/1276
RIVERSIDE SUB PB 5/231

TIPTON LAWRENCE A & PATRICIA J
94200 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034-1644

2024

46-3N-28-5500-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

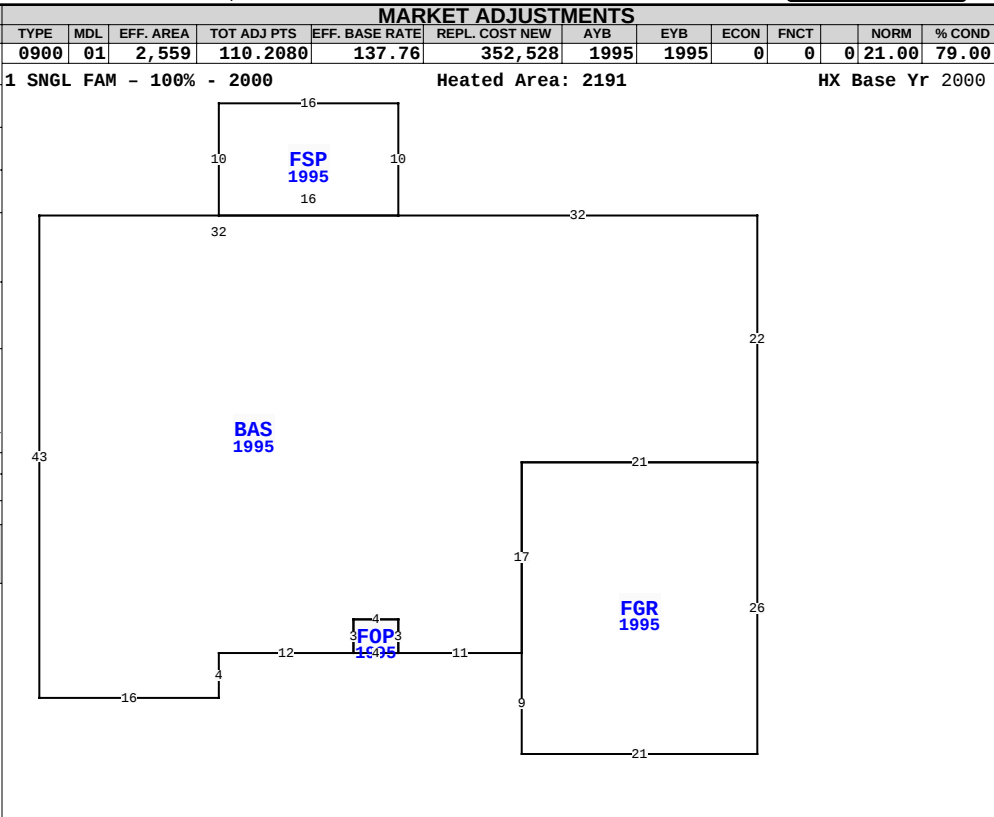
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100	2,191	238,447
FGR	546	55	300	32,649
FOP	12	30	4	435
FSP	160	40	64	6,965

TOTALS	2,909		2,559	278,497
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,426.00	SF	4.00	4.00	100	1995
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 05/12/2019 BY KBA



94200 RIVER MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,488											

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9,488											

Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,497
TOTAL MARKET OB/XF VALUE			9,488
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			382,985
SOH/AGL Deduction			218,470
ASSESSED VALUE			164,515
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			114,515
TOTAL JUST VALUE			382,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501609	XFOB	6,000	01/01/1995
94 01527	NEW CONSTR	83,908	12/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0824/1276	3/02/1998	WD	Q	I	
GRANTOR: TARTER LARRY					SALE PRICE
GRANTEE: TIPTON LAWRENCE & P					139,000
GRANTOR: ALMAND AMOS F JR & DO					
GRANTEE: TARTER LARRY & HELE					16,500

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W32 FSP=[YR=1995] N10 W16 S10 E16 \$ W32 S43 E16 N4 E12 FOP=[YR=1995] E4 N3 W4 S3 \$ N3 E4 S3 E11 FGR=[YR=1995] S9 E21 N26 W21 S17 \$ N17 E21 N22 \$.											