

BROWN TRUMAN E & KATHERINE L
94182 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5500-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	05	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	1,461	100	1,461	175,112
BAS	360	100	360	43,148
FGR	625	55	344	41,231
FOP	28	30	8	959
TOTALS	2,474		2,173	260,451

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0 100	0	0	1,267.00	SF	4.00	4.00	100	1993	1993	3	66	3,345	
3	0811	CONCRETE B	0 100	0	0	270.00	SF	5.20	5.20	100	2015	2015	3	95	1,334	
4	0510	GARAGE WD-	0 100	18	20	360.00	SF	35.00	35.00	100	2015	2015	3	78	9,828	
5	0855	CONC PAVER	0 100	0	0	320.00	SF	10.00	10.00	100	2018	2018	3	97	3,104	
6	0855	CONC PAVER	0 100	0	0	336.00	SF	7.50	7.50	100	2018	2018	3	97	2,444	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,173	109.2700	136.59	296,810	1993	1998	0	0	0	12.25	87.75

1 SNGL FAM - 100% - 1994
Heated Area: 1821
HX Base Yr 1994

The diagram shows three building footprints: a large central rectangle labeled 'BAS 1993' with dimensions 49x26; a smaller rectangle below it labeled 'FGR 1993' with dimensions 25x25; and a small square to the right labeled 'FOP 1993' with dimensions 7x3. Various other dimensions are noted around the perimeters and between structures.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	260,451		
TOTAL MARKET OB/XF VALUE	22,645		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	378,096		
SOH/AGL Deduction	218,958		
ASSESSED VALUE	159,138		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	109,138		
TOTAL JUST VALUE	378,096		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	352,103		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/1488	5/26/2015	QC	U	I	11	100

GRANTOR: BROWN KATHERINE L & T
GRANTEE: BROWN TRUMAN E & KA
1512/0750 7/13/2007 QC U I 01 100
GRANTOR: GRONAGER HOLMER P & K
GRANTEE: GRONAGER KATHERINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=2015] N18 W20 S18 E20\$ W49 S26
FGR=[YR=1993] S25 E25 N25 W25 \$ E33 FOP=[YR=1993] S1 E7 N4 W7
S3 \$ N3 E7 S3 E17 N26\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

EXTRA FEATURES

94182 RIVER MARSH DR, FERNANDINA BEACH FL 32110

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

04/03/2024 MLU

TOTAL OB/XF

22,645

REVIEW DATE

03/04/2024

BY

NWA

Total Acres: 0.00

Total Land Value: 95,000

Market: 0

Agricultural: 0

Common: 95,000

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