LOT 31
IN OR 1820/1165
RIVERSIDE SUB PB 5/231

HUTCHINSON DANIEL A & REBECCA
94156 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

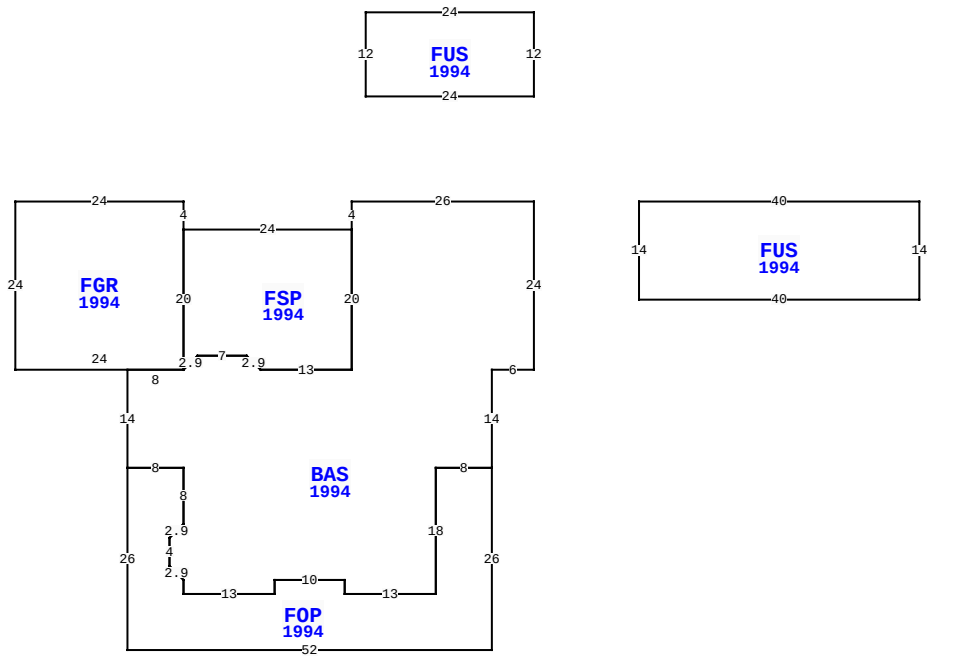
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	30	. 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	2,010	100	2,010	294,250
FGR	576	55	317	46,407
FOP	712	30	214	31,328
FSP	462	40	185	27,083
FUS	288	100	288	42,161
FUS	560	100	560	81,980
TOTALS	4,608		3,574	523,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,574	136.9800	171.22	611,940	1994	1994	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2014 Heated Area: 2858 HX Base Yr 2014



94156 RIVER MARSH DR, 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		523,209
TOTAL MARKET OB/XF VALUE		28,312
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		646,521
SOH/AGL Deduction		362,087
ASSESSED VALUE		284,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,434
TOTAL JUST VALUE		646,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108281	EXTERIOR DOORS	1,959	06/23/2021
973984	XFOB	6,400	06/01/1997
94-01491	XFOB	3,648	12/01/1994
94-01126	SWIM POOL	14,500	07/01/1994
94-00961	NEW CONSTR	140,100	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1820/1165	10/12/2012	WD	Q	I	01	370,000
GRANTOR: HANRAHAN MARIA CAROLI						
GRANTEE: HUTCHINSON DANIEL A						
1424/0273	6/28/2006	WD	Q	I		398,000
GRANTOR: SAULS ROLEN E & KELLE						
GRANTEE: MARTINEZ MARIA C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 S4 FSP=[YR=1994] W24 FGR=[YR=1994] N4 W24 S24 E24 N20$ S20 U2 R2 E7 D2 R2 E13 N20 $ S20 W13 U2 L2 W7 D2 L2 W8 S14 FOP=[YR=1994] S26 E52 N26 W8 S18 W13 N2 W10 S2 W13 N2 L2 U2 N4 R2 U2 N8 W8$ E8 S8 L2 D2 S4 R2 D2 S2 E13 N2 E10 S2 E13 N18 E8N14 E6 N24$ PTR=E15 FUS=[YR=1994] E40 S14 W40 N14$ W15$ PTR= N15 FUS=[YR=1994] N12 W24 S12 E24 $ S15$.

EXTRA FEATURES

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	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	3,147.00	SF	4.00	4.00	100	1994	1994	3	68	8,560	
3	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	100	1994	1994	3	68	3,066	
4	0911	SCRN RM A	0	100	30	40	1,200.00	SF	17.50	17.50	100	1997	1997	3	20	4,200	
5	0861	POOL GUNIT	0	100	34	17	578.00	SF	85.00	85.00	100	1994	1994	3	20	9,826	

LAND DESCRIPTION

TOTAL OB/XF 28,312

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							

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