

LOT 32
IN OR 1655/7
RIVERSIDE SUB PB 5/231

O NANCY J CONNOLLY TRUST/CONNOLLY NANCY J TRUSTEE
94140 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	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
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,177	100	2,177	258,874
FGR	400	55	220	26,161
FOP	120	30	36	4,281
FOP	203	30	61	7,254
STR	28	10	3	357

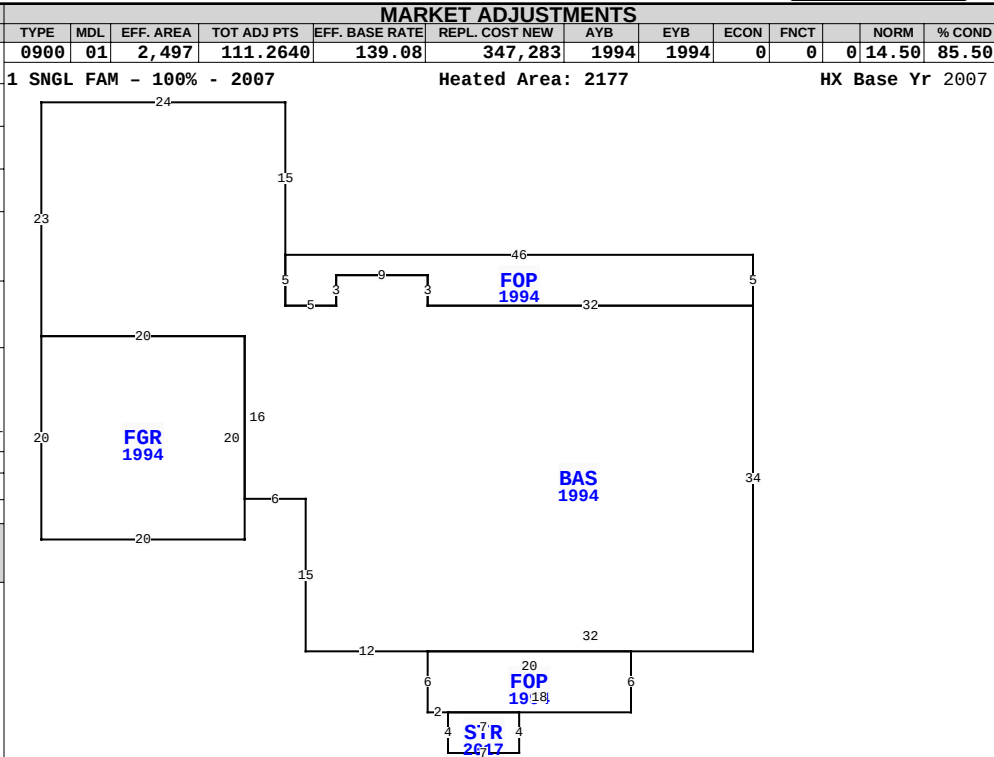
TOTALS	2,928		2,497	296,927
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	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		1,650.00	SF 4.00	4.00	100	1994	1994	3	68	4,488
3	0940	SHEDS/PORT	0	100	12	16		192.00	SF 30.00	30.00	100	2005	2005	3	24	1,382

LAND DESCRIPTION

N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



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

94140 RIVER MARSH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,927	
TOTAL MARKET OB/XF VALUE		8,530	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		400,457	
SOH/AGL Deduction		223,270	
ASSESSED VALUE		177,187	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		127,187	
TOTAL JUST VALUE		400,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702574	REPAIR/RRF	10,000	04/01/2017
94-01005	NEW CONSTR	101,400	02/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1655/0007	11/05/2009	WD	U	I	30
					SALE PRICE
					100

GRANTOR: CONNOLLY NANCY					
GRANTEE: CONNOLLY NANCY J TR					
1384/0308	1/25/2006	WD	U	I	05
GRANTOR: CENDANT MOBILITY FINA					
GRANTEE: CONNOLLY NANCY					

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W46 BAS=[YR=1994] N15 W24 S23 FGR=[YR=1994] S20 E20 N20 W20\$ E20 S16 E6 S15 E12 FOP=[YR=1994] S6 E2 STR=[YR=2017] S4 E7 N4 W7\$ E18 N6 W20\$ E32 N34 W32 N3 W9 S3 W5 N5\$ S5 E5 N3 E9 S3 E32 N5\$.