LOT 34
IN OR 1109/81
RIVERSIDE SUB PB 5/231

MCDOWELL ARLYSE
94096 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0034-0000

BUILDING CHARACTERISTICS

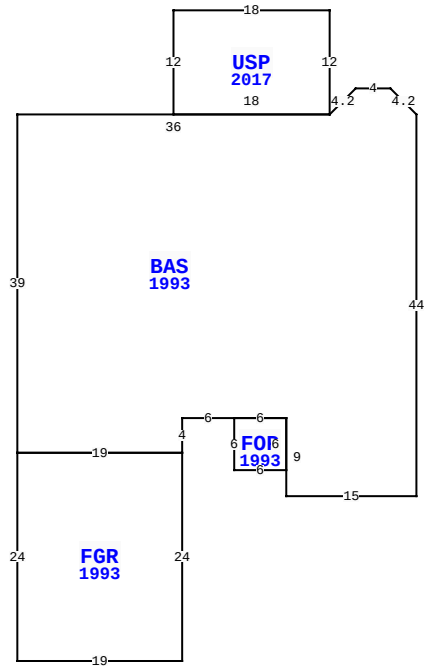
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,842	100	1,842	198,000
FGR	456	55	251	26,981
FOP	36	30	11	1,183
USP	216	30	65	6,987
TOTALS	2,550		2,169	233,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,169	108.7800	135.98	294,941	1993	1993	0	0	0	20.95	79.05

1 SNGL FAM – 100% - 2004 Heated Area: 1842 HX Base Yr 2004



94096 RIVER MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,151
TOTAL MARKET OB/XF VALUE		6,990
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		335,141
SOH/AGL Deduction		195,707
ASSESSED VALUE		139,434
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		34,434
TOTAL JUST VALUE		335,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8620	NEW CONSTR	83,575	01/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0081	1/23/2003	WD	Q	I		150,000
GRANTOR: YATES STEVEN L & LISA						
GRANTEE: MCDOWELL GILBERT R						
0857/0667	12/01/1998	WD	Q	I		135,000
GRANTOR: GAGNIER RANDY W						
GRANTEE: YATES STEVEN L & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U3 L3 W4 D3 L3 USP=[YR=2017] N12 W18 S12 E18$ W36 S39 FGR=[YR=1993] S24 E19 N24 W19 $ E19 N4 E6 FOP=[YR=1993] S6 E6 N6 W6 $ E6 S9 E15 N44 $.

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	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	1993	1993	3	66	3,405	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	1998	1998	3	75	995	

LAND DESCRIPTION

TOTAL OB/XF 6,990

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