

MCCONNELL SEAN & CHERYL
94070 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

46-3N-28-5500-0035-0000

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AVERAGE 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

07

NONE 100

Interior Floor

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0

100

Bathrooms

0

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

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

768

100

768

9,692

TOTALS

768

768

9,692

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. AREA

TOT ADJ PTSTOT ADJ PTS

EFF. BASE RATEEFF. BASE RATE

REPL. COST NEWREPL. COST NEW

AYBAYB

EYEYE

ECONFNCT

NORM% COND

65000176863.250022.1417,0041998199800043.0057.00

2 GARAGE RES - 100% - 2020Heated Area: 768HX Base Yr 2020

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

GRANTOR: ROGER CORAZON D & CAR

GRANTEE: MCCONNELL SEAN & CH

GRANTOR: LINCOLN WILLIAM M

GRANTEE: ROGERS CORAZON D &

BUILDING NOTES

BUILDING DIMENSIONS

94070 RIVER MARSH DR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2024MLU

BAS=[YR=1998] W24 S32 E24 N32\$.

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 95,000Market: 0Agricultural: 0Common: 95,000PRINTED 08/06/2024 BY SYS