



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

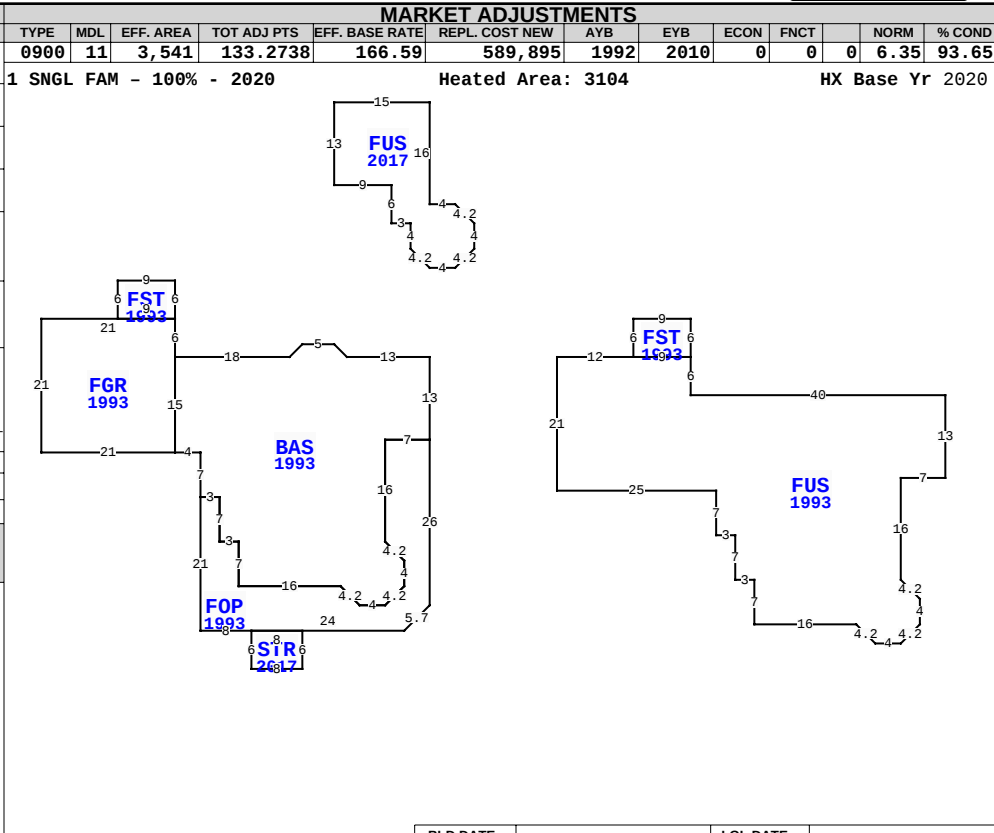
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	184,718
FGR	441	55	243	37,910
FOP	431	30	129	20,125
FST	54	55	30	4,681
FST	54	55	30	4,681
FUS	1,611	100	1,611	251,334
FUS	309	100	309	48,207
STR	48	10	5	780
TOTALS	4,132		3,541	552,437

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	5,040	
2	0812	CONCRETE C	0	100	0	0	2,886.00	SF	4.00	4.00	100	1994	1994	3	68	7,850	
3	0825	BRICK	0	100	7	6	42.00	SF	12.50	12.50	100	1992	1992	3	88	462	
4	1242	WD DECK A	0	100	40	12	480.00	SF	10.00	10.00	100	2000	2000	3	20	960	
5	0810	CONCRETE A	0	100	0	0	244.00	SF	6.50	6.50	100	1995	1995	3	70	1,110	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



94227 RIVER MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1992	1992	3	72	5,040	
4.00	100	1994	1994	3	68	7,850	
12.50	100	1992	1992	3	88	462	
10.00	100	2000	2000	3	20	960	
6.50	100	1995	1995	3	70	1,110	

TOTAL OB/XF			15,422
TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1.00	LT	1.00	1.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			552,437	
TOTAL MARKET OB/XF VALUE			15,422	
TOTAL LAND VALUE - MARKET			95,000	
TOTAL MARKET VALUE			662,859	
SOH/AGL Deduction			227,888	
ASSESSED VALUE			434,971	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			384,971	
TOTAL JUST VALUE			662,859	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			573,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801800	H/AC	0	03/01/2018
R1707946	REPAIR/RRF	17,000	12/01/2017
B0617969	REPAIR/RRF	6,500	10/31/2006
P014946	NEW BATH	0	09/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2257/0473	2/13/2019	WD	Q	I	01
GRANTOR: FOX SAWYER R					SALE PRICE
GRANTEE: DAVIS WESLEY & RACH					476,000
GRANTOR: GRANT MACEY JORDAN FK					
GRANTEE: FOW SAWYER R					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W13 U2 L2 W5 D2 L2 W18 FGR=[YR=1993] N6 FST=[YR=1993] N6 W9 S6 E9\$ W21 S21 E21 N15\$ S15 E4 S7 FOP=[YR=1993] S21 E8 STR=[YR=2017] S6 E8 N6 W8\$ E24 R4 U4 N26 W7 S16 R3 D3 S4 L3 D3 W4 U3 L3 W16 N7 W3 N7 W3\$ E3 S7 E3 S7 E16 D3 R3 E4 U3 R3 N4 U3 L3 N16 E7 N13\$ PTR=E20 FUS=[YR=1993] E12 FST=[YR=1993] N6 E9 S6 W9\$ E9 S6 E40 S13 W7 S16 D3 R3 S4 D3 L3 W4 U3 L3 W16 N7 W3 N7 W3 N7 W25 N21\$ W20\$ PTR= N40 FUS=[YR=2017] W15 S13 E9 S6 E3 S4 D3 R3 E4 U3 R3 N4 U3 L3 W4 N16\$ S40\$.		