



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	05	AVERAGE 100	0900	01	3,249	107.8240	134.78	437,900	2000	2006	0	0	0	8.00	92.00	VALUATION BY		STANDARD																					
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023 Heated Area: 2569 HX Base Yr 2023													Tax Group: 4		Tax Dist:																					
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE		402,868																					
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		10,618																					
Interior Floor	12	HARDWOOD 60														TOTAL LAND VALUE - MARKET		95,000																					
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE		508,486																					
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		80,581																					
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		427,905																					
Bedrooms		4 100														TOTAL EXEMPTION VALUE		HX HB		50,000																			
Bathrooms		3.5 100														BASE TAXABLE VALUE		377,905																					
Bathrooms Frame	02	WOOD FRAME 100														TOTAL JUST VALUE		508,486																					
Stories	2.	2. 100	NCON VALUE		0																																		
Units		0 100	INCOME VALUE																																				
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE		475,552																																		
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	1,634	100	1,634	202,613																																			
BAS	360	100	360	44,639																																			
FGR	690	55	380	47,119																																			
FOP	988	30	296	36,703																																			
FUS	575	100	575	71,299																																			
STR	40	10	4	496																																			
TOTALS			4,287		3,249	402,868																																	
EXTRA FEATURES					94179 RIVER MARSH DR, FERNANDINA BEACH															BLD DATE					LGL DATE					04/03/2024					MLU				
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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	2000	2000	3	84	2,940																							
2	0811	CONCRETE B	0	100	0	0	1,869.00	SF	5.20	5.20	100	2000	2000	3	79	7,678																							