LOT 46
IN OR 689 PG 420
RIVERSIDE SUB PB 5/231

BALLARD HARRY O JR
94163 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

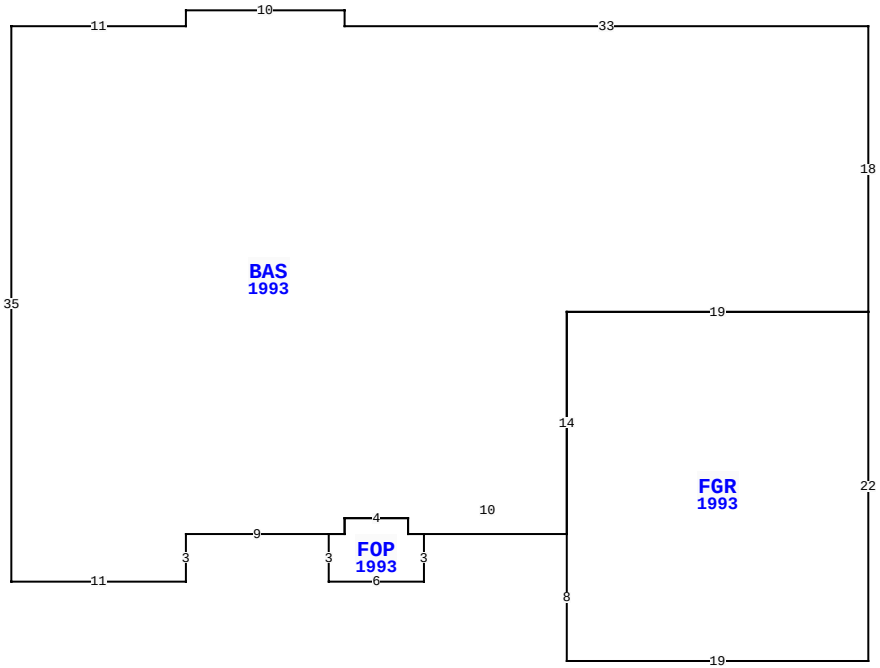
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100	1,501	184,991
FGR	418	55	230	28,347
FOP	22	30	7	862
TOTALS	1,941		1,738	214,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,738	115.7000	144.62	251,350	1993	1993	0	0	0	14.78	85.22

1 SNGL FAM – 100% - 0 Heated Area: 1501 HX Base Yr



94163 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		214,200
TOTAL MARKET OB/XF VALUE		9,324
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		318,524
SOH/AGL Deduction		193,147
ASSESSED VALUE		125,377
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		70,377
TOTAL JUST VALUE		318,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706480	REPAIR/RRF	8,531	10/01/2017
0298	NEW CONSTR	71,570	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0689/0420	9/28/1993	WD	Q	I		92,500
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BALLARD HARRY JR &						
0684/0368	7/06/1993	WD	U	V	19	15,900
GRANTOR: ALMAND AMOS JR & D						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N1 W10 S1 W11 S35 E11 N3 E9 FOP=[YR=1993] S3 E6 N3 W1 N1 W4 S1 W1 $ E1 N1 E4 S1 E10 FGR=[YR=1993] S8 E19 N22 W19 S14 $ N14 E19 N18 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,678.00	SF	4.00	4.00	100	1993	1993	3	66	4,430	
3	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	2010	2010	3	60	2,304	

LAND DESCRIPTION

TOTAL OB/XF 9,324

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