

LOT 48
IN OR 1960/256
RIVERSIDE SUB PB 5/231

SPIVEY YVONNE C & BEN W/SPIVEY BENJAMIN ADAM
94121 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,644	100	1,644	189,915
FEP	120	80	96	11,090
FGR	506	55	278	32,114
FOP	36	30	11	1,271
FSP	126	40	50	5,776
TOTALS	2,432		2,079	240,166

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
1	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1992	1992	3	64	1,997	
2	0811	CONCRETE B	0	100	0	0	1,502.00	SF	5.20	5.20	100	1998	1998	3	75	5,858	
3	0820	WOOD WALK	0	100	3	50	150.00	SF	11.75	11.75	100	1995	1995	3	40	705	
4	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	1995	1995	3	70	3,331	
5	1076	TRELLIS A	0	100	4	4	16.00	SF	5.25	5.25	100	1995	1995	3	20	17	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,079	109.3680	136.71	284,220	1992	1992	0	0	0	15.50	84.50	

1 SNGL FAM - 100% - 2016

Heated Area: 1644

HX Base Yr 2016

21

6

FSP

21.7

20

6

FEP

20.7

41

30

35

23

22

23

22

36

12

3

6

FOP

6

1993

3

3

30

35

23

22

23

22

BAS

1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/03/2024

MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				240,166			
TOTAL MARKET OB/XF VALUE				11,908			
TOTAL LAND VALUE - MARKET				95,000			
TOTAL MARKET VALUE				347,074			
SOH/AGL Deduction				172,061			
ASSESSED VALUE				175,013			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				125,013			
TOTAL JUST VALUE				347,074			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				321,721			