LOT 50
RIVERSIDE SUB PB 5/231

O'DONNELL SEAN & ANGELA
96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5500-0050-0000

BUILDING CHARACTERISTICS

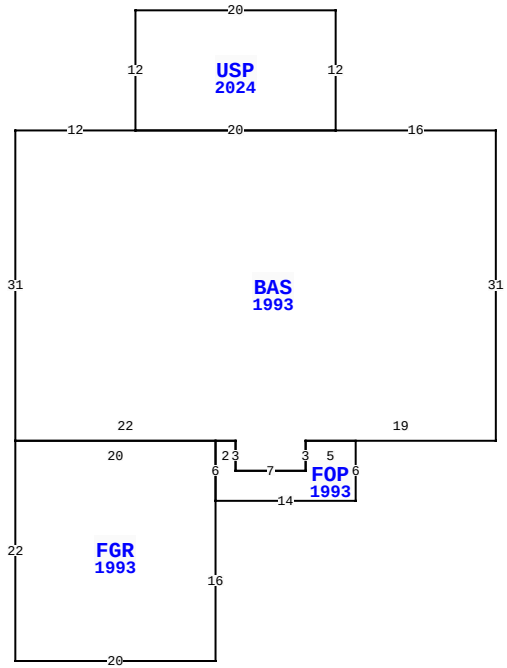
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,509	100	1,509	176,041
FGR	440	55	242	28,232
FOP	63	30	19	2,216
USP	240	30	72	8,399
TOTALS	2,252		1,842	214,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,842	111.5000	139.38	256,738	1993	1993	0	0	0	16.30	83.70

1 SNGL FAM – 100% - 2016 Heated Area: 1509 HX Base Yr 2016



96032 RIVER MARSH BND, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,890
TOTAL MARKET OB/XF VALUE		6,386
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		316,276
SOH/AGL Deduction		156,977
ASSESSED VALUE		159,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,299
TOTAL JUST VALUE		316,276
NCON VALUE		8,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007450	NEW INGROUND SWIM	95,000	06/24/2024
B240003108	30X60 MTL GAR	115,542	03/18/2024
98-5398	ADDITION	5,344	09/01/1998
4967	NEW CONSTR	1,500	11/12/1992
8458	NEW CONSTR	69,895	10/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/446	1/12/2024	WD	Q	I	01	400,000
GRANTOR: PARLAND JACKIE & LATR						
GRANTEE: O'DONNELL SEAN & AN						
1949/1156	12/01/2014	CT	U	I	18	128,300
GRANTOR: CLERK OF COURT						
GRANTEE: PARLAND JACKIE						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,106.00	SF	5.20	5.20	100	1993	1993	3	66	3,796	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 W20 W12 S31 E22 S3 E7 N3 E19 N31 $
FGR=[YR=1993;ORIG=-48,31] S22 E20 N16 N6 W20 $
FOP=[YR=1993;ORIG=-28,37] E14 N6 W5 S3 W7 N3 W2 S6 $
USP=[YR=2024;ORIG=-36,0] E20 N12 W20 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,386

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/03/2024 BY NWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS