

LOT 1
INCL PT ABDN R/W OR 660/1117
RIVERSIDE SUB PB 5/231

COOPER LYNNE M L/E/
94034 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0001-0000



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	PAGE 1 of 1 4																	
Exterior Wall	31	HARDIE BRD 70	0900	01	2,600	105.9840	139.90	363,740	1989	1989	0	0	0	18.78	81.22	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM - 100% - 1997										Heated Area: 1787										HX Base Yr 1997									
Roof Structure	03	GABLE/HIP 100											VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										295,430									
Interior Floor	13	LVT/LAMMT 70											TOTAL MARKET OB/XF VALUE										26,725									
Interior Floor	08	SHT VINYL 30											TOTAL LAND VALUE - MARKET										125,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										447,155									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										270,580									
Bedrooms	3	100											ASSESSED VALUE										176,575									
Bathrooms	2	100											TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										120,853									
Stories	1.	1. 100	TOTAL JUST VALUE										447,155																			
Units	0	100	NCON VALUE										0																			
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										403,101																			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,787	100	1993	1,787	203,051																											
FDG	912	60	1993	547	62,154																											
FGR	441	55	1993	243	27,612																											
FOP	30	30	1993	9	1,023																											
PTO	280	5	1993	14	1,591																											
TOTALS	3,450			2,600	295,430																											
EXTRA FEATURES					94034 RIVER MARSH DR, FERNANDINA BEACH																											
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	0812	CONCRETE C	0	100	0	0	2,064.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,500																
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240																
3	0845	KOOL DECK	0	100	0	0	954.00	SF	7.25	7.25	100	1994	1994	3	66	4,565																
4	0861	POOL GUNIT	0	100	34	21	714.00	SF	85.00	85.00	100	1994	1994	3	20	12,138																
5	0810	CONCRETE A	0	100	5	16	80.00	SF	6.50	6.50	100	1989	1989	3	54.5	283																
6	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2001	2001	3	79	896																
7	0825	BRICK	0	100	0	0	51.00	SF	12.50	12.50	100	2001	2001	3	94	599																
8	0810	CONCRETE A	0	100	3	34	102.00	SF	6.50	6.50	100	2001	2001	3	79	524																
9	0911	SCRN RM A	0	100	14	20	280.00	SF	17.50	17.50	100	1990	1990	3	20	980																
TOTAL OB/XF										26,725																						
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																