

LOT 7
IN OR 651/820
RIVERSIDE SUB PB 5/231

CARTER DAVID M & TERESA J
96095 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,051	100	1993	1,051	129,743
FAT	294	20	1993	59	7,283
FGR	462	55	1993	254	31,356
FUS	168	100	1993	168	20,739
FUS	324	100	1993	324	39,997
STP	6	10	1993	1	124

TOTALS	2,305			1,857	229,241
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,489.00	SF	4.00
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
4	1242	WD DECK A	0	100	24	24	576.00	SF	10.00
5	0911	SCRN RM A	0	100	38	24	912.00	SF	17.50
6	0845	KOOL DECK	0	100	0	0	667.00	SF	7.25
7	0812	CONCRETE C	0	100	0	0	2,665.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,857	110.3480	145.66	270,491	1992	1992	0	0	0	15.25	84.75	
1 SNGL FAM - 100% - 1993 Heated Area: 1602 HX Base Yr 1993													
96095 RIVER MARSH BND, FERNANDINA BEACH													
BLD DATE 05/06/2025 MLU													

TOTAL OB/XF 29,213													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992
2	0812	CONCRETE C	0	100	0	0	1,489.00	SF	4.00	4.00	100	1992	1992
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1996	1996
4	1242	WD DECK A	0	100	24	24	576.00	SF	10.00	10.00	100	1994	1994
5	0911	SCRN RM A	0	100	38	24	912.00	SF	17.50	17.50	100	1996	1996
6	0845	KOOL DECK	0	100	0	0	667.00	SF	7.25	7.25	100	1996	1996
7	0812	CONCRETE C	0	100	0	0	2,665.00	SF	4.00	4.00	100	2003	2003

TOTAL OB/XF 29,213													
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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,406	
TOTAL MARKET OB/XF VALUE		29,213	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		392,619	
SOH/AGL Deduction		228,365	
ASSESSED VALUE		164,254	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		113,532	
TOTAL JUST VALUE		392,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310814	GARAGE	19,008	01/01/2003
7950	NEW CONSTR	93,790	03/23/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0651/0820	3/12/1992	WD	Q	V		14,900	
GRANTOR: ALMAND AMOS JR							
GRANTEE: CARTER DAVID & T							
0620/0637	3/01/1991	QC	Q	I	01	100	
GRANTOR: ALMAND AMOS F JR							
GRANTEE: ALMAND AMOS JR & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N2 U3 L3 W4 D3 L3 S2 W14 S21 E10 S4 STP=[YR=1993] S1 E6 N1 W6 \$ E6 S1 E4 FGR=[YR=1993] S22 E21 N22 W21 \$ E21 N26 \$ PTR= E14 FUS=[YR=1993] E28 S18 W8 N9 W20 N9 \$W14 \$ PTR= E52 FUS=[YR=1993] E21 S8 W21 N8 \$ W52 \$ PTR= E20 S30 FAT=[YR=1993] E21 S14 W21 N14 \$ N30 W20 \$.									

Common: 125,000 PRINTED 07/30/2025 BY SYS

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