

NICHOLS KAITLIN/MAHAFFEY SARAH
96131 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

46-3N-28-5500-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 80								0900	01	2,218	110.1520	145.40		322,497	1992	2005	0	0	0	10.25	89.75	VALUATION BY															
Exterior Wall	20	FACE BRICK 20								1 SNGL FAM - 100% - 2021										Heated Area: 1958										HX Base Yr 2021									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LVT/LAMNT 70																																					
Interior Floo	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		3 100																																					
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,806	100	1993	1,806	235,676																																		
FGR	453	55	1993	249	32,494																																		
FOP	36	30	1993	11	1,435																																		
SFB	190	80	2019	152	19,836																																		
TOTALS		2,485			2,218	289,441	96131 RIVER MARSH BND, FERNANDINA BEACH																																
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	0812	CONCRETE C	0100	0	0	1,455.00	SF	3.20	3.20	100	1992	1992	3	62	2,887																								
2	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450																								
LAND DESCRIPTION		TOTAL OB/XF 5,337																																					
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	RES	100		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																																							