



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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

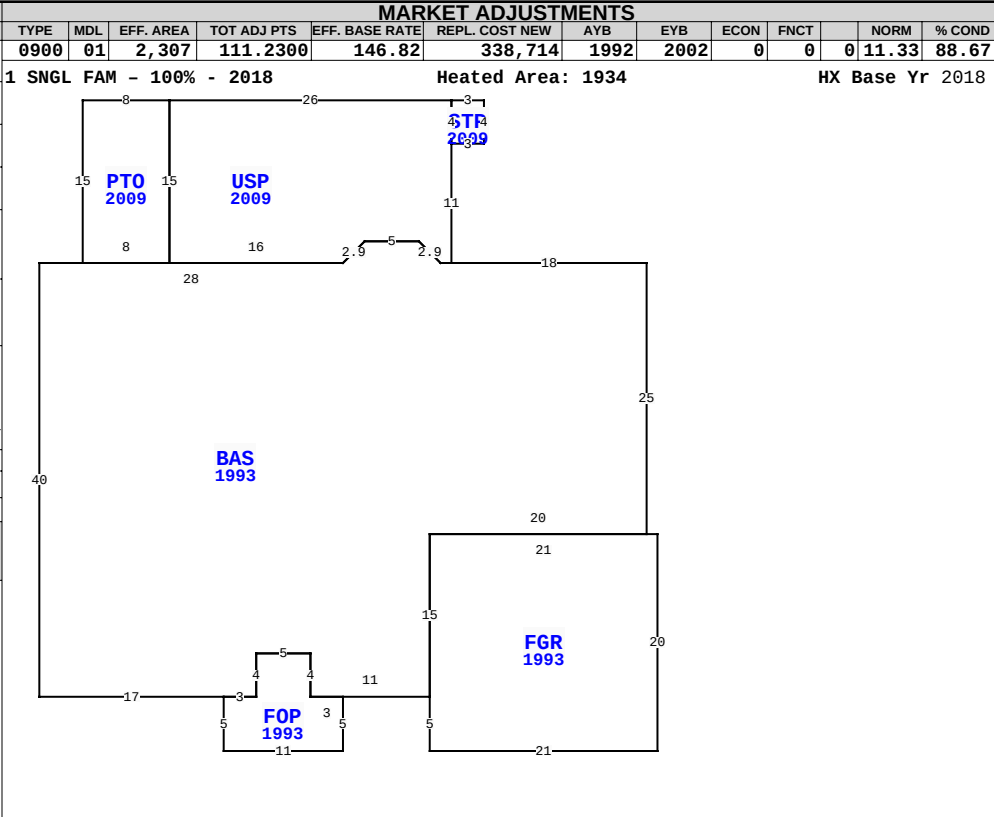
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1993	1,934	251,778
FGR	420	55	1993	231	30,072
FOP	75	30	1993	22	2,864
PTO	120	5	2009	6	781
STP	12	10	2009	1	130
USP	376	30	2009	113	14,711

TOTALS	2,937			2,307	300,338
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,242.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	



96173 RIVER MARSH BND, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,242.00	SF	4.00	4.00	100	1992	1992	3	62	3,080	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	2000	2000	3	77	691	
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2018	2018	3	84	23,990	
5	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	100	2018	2018	3	97	5,287	

TOTAL OB/XF											
35,498											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 300,338											
TOTAL MARKET OB/XF VALUE 35,498											
TOTAL LAND VALUE - MARKET 125,000											
TOTAL MARKET VALUE 460,836											
SOH/AGL Deduction 168,321											
ASSESSED VALUE 292,515											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 241,793											
TOTAL JUST VALUE 460,836											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 417,665											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808088	SWIM POOL	30,000	01/01/2018
B1702184	FNDTN REPAIR	3,039	04/01/2017
R002840	REPAIR/RRF	2,400	11/01/2000
8214	NEW CONSTR	93,305	07/01/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/1190	6/07/2022	WD	U	I	11	100
GRANTOR:MACGREGOR RICHARD R J						
GRANTEE:MACGREGOR FAMILY TR						
2154/1430	10/31/2017	WD	Q	I	02	285,000
GRANTOR:MCKEITHEN MICHAEL J &						
GRANTEE:MACGREGOR RICHARD R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 USP=[YR=2009] N11 STP=[YR=2009] E3 N4 W3 S4\$ N4 W26 PTO=[YR=2009] W8 S15 E8 N15\$ S15 E16 U2 R2 E5 D2 R2 E1\$ W1 U2 L2 W5 D2 L2 W28 S40 E17 FOP=[YR=1993] S5 E11 N5 W3 N4 W5S4 W3 \$ E3 N4 E5 S4 E11 FGR=[YR=1993] S5 E21 N20 W21 S15 \$ N15 E20 N25 \$.											