

LOT 16
IN OR 1206/1056
RIVERSIDE SUB PB 5/231

POWELL ROBERT E JR & ALICE P
96243 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

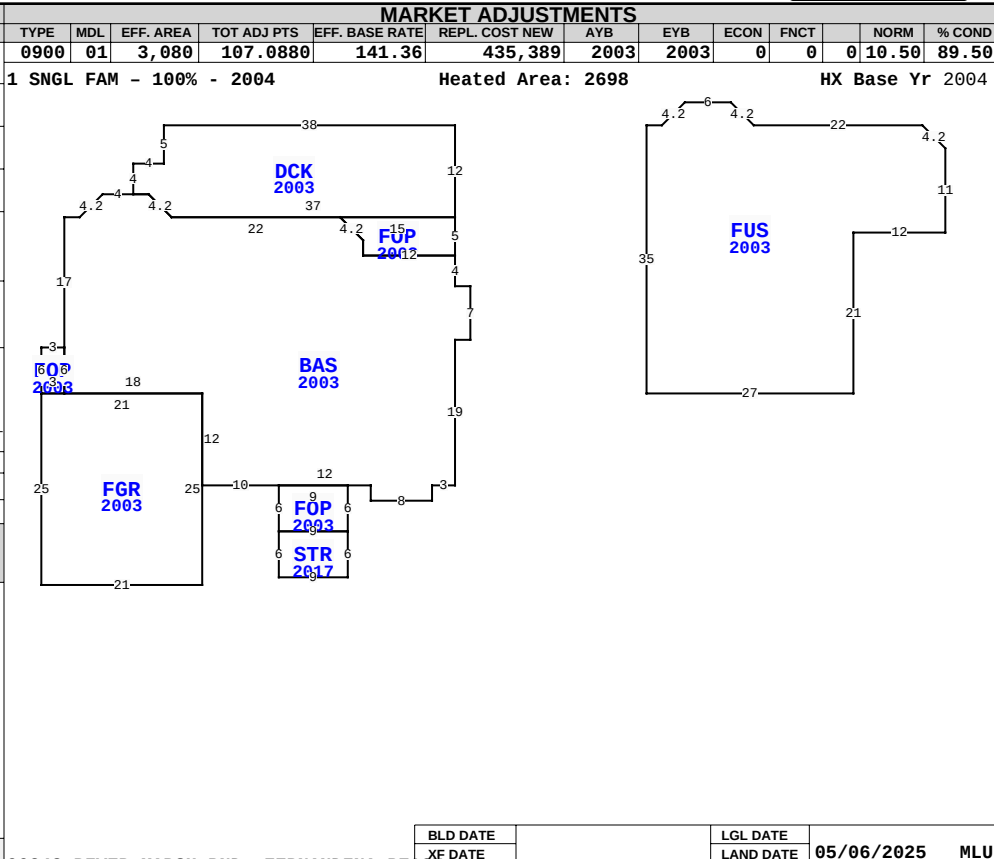
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	2003	1,562	197,620
DCK	474	10	2003	47	5,946
FGR	525	55	2003	289	36,563
FOP	18	30	2003	5	633
FOP	54	30	2003	16	2,024
FOP	65	30	2003	20	2,530
FUS	1,136	100	2003	1,136	143,724
STR	54	10	2017	5	633

TOTALS	3,888			3,080	389,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20
2	0510	GARAGE WD-	0	100	0	0	960.00	SF	49.00
3	0911	SCRN RM A	0	100	26	40	1,040.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	503.00	SF	7.25
6	0812	CONCRETE C	0	100	0	0	1,932.00	SF	4.00
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00



96243 RIVER MARSH BND, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

TOTAL OB/XF									
49,186									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					389,673				
TOTAL MARKET OB/XF VALUE					49,186				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					638,859				
SOH/AGL Deduction					342,209				
ASSESSED VALUE					296,650				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					245,928				
TOTAL JUST VALUE					638,859				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					598,515				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703947	H/AC	0	06/01/2017
E0108793	NEW CONSTR	0	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1206/1056	2/05/2004	WD	Q	I		402,900	
GRANTOR: TEMPLETON GEORGE							
GRANTEE: POWELL ROBERT JR &							
1166/1472	8/29/2003	WD	Q	V		200,000	
GRANTOR: LANIER BUILDERS INC							
GRANTEE: TEMPLETON GEORGE							

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2003] W38 S5 W4 S4 BAS=[YR=2003] W4 D3 L3 W2 S17									
FOP=[YR=2003] W3 S6 FGR=[YR=2003] S25 E21 N25 W21\$ E3 N6\$ S6									
E18 S12 E10 FOP=[YR=2003] S6 STR=[YR=2017] S6 E9 N6 W9\$ E9									
N6 W9 \$ E12 S2 E8 N2 E3 N19 E2 N7 W2 N4 FOP=[YR=2003] N5 W15									
D3 R3 S2 E12\$ W12 N2 U3 L3 W22 U3 L3 W2\$ E2 D3 R3 E37									
N12\$ PTR= E25 FUS=[YR=2003] E2 U3 R3 E6 D3 R3 E22 D3 R3									
S11 W12 S21 W27 N35\$ W25\$.									