LOT 21
IN OR 1066/246
RIVERSIDE SUB PB 5/231

JEAN WENDY S
95031 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

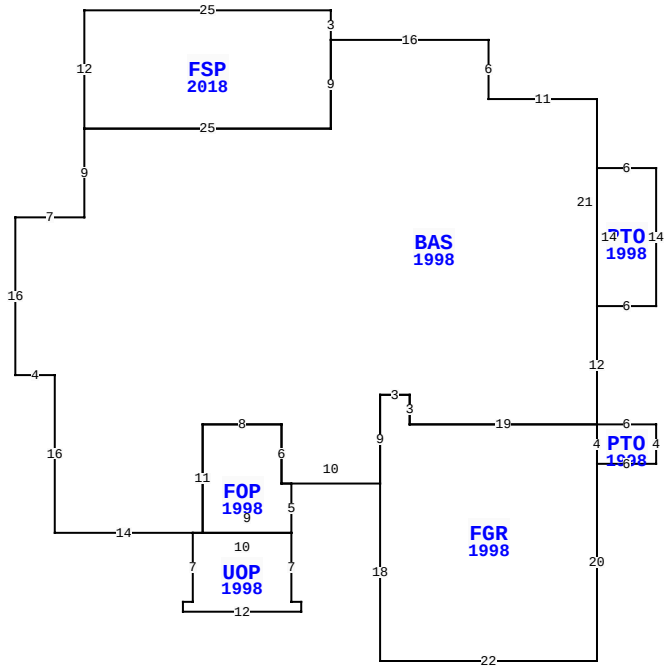
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,080	100	1998	2,080	255,678
FGR	537	55	1998	295	36,262
FOP	93	30	1998	28	3,442
FSP	300	40	2018	120	14,751
PTO	24	5	1998	1	123
PTO	84	5	1998	4	492
UOP	82	20	1998	16	1,967
TOTALS	3,200			2,544	312,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	107.0400	141.29	359,442	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2003 Heated Area: 2080 HX Base Yr 2003



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

95031 RIVER MARSH TER, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,715
TOTAL MARKET OB/XF VALUE		6,064
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		518,779
SOH/AGL Deduction		307,126
ASSESSED VALUE		211,653
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		105,931
TOTAL JUST VALUE		518,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974532	NEW CONSTR	126,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1066/0246	7/01/2002	WD	Q	I		249,800
GRANTOR: LUSSIER RICHARD E						
GRANTEE: JEAN MAX M & WENDY						
0949/1216	9/18/2000	WD	Q	I		200,000
GRANTOR: MASON CHESTER L & APR						
GRANTEE: LUSSIER RICHARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 N6 W16 FSP=[YR=2018] N3 W25 S12 E25 N9 $ S9 W25 S9 W7 S16 E4 S16 E14 UOP=[YR=1998] S7 W1 S1 E12 N1 W1 N7 W10 $ E1 FOP=[YR=1998] E9 N5 W1 N6 W8 S11 $ N11 E8 S6 E10 FGR=[YR=1998] S18 E22 N20 PTO=[YR=1998] E6 N4 W6 S4 $ N4 W19 N3 W3 S9 $ N9 E3 S3 E19 N12 PTO=[YR=1998] E6 N14 W6 S14 $ N21 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1998	1998	3	73	470	
3	0811	CONCRETE B	0	100	16	46	736.00	SF	5.20	5.20	100	1998	1998	3	73	2,794	

LAND DESCRIPTION

TOTAL OB/XF 6,064

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS