LOT 22
RIVERSIDE SUB PB 5/231

CUMMINGS JEFFREY D & KIMBERLY A L/E/
95037 RIVER MARSH TER
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

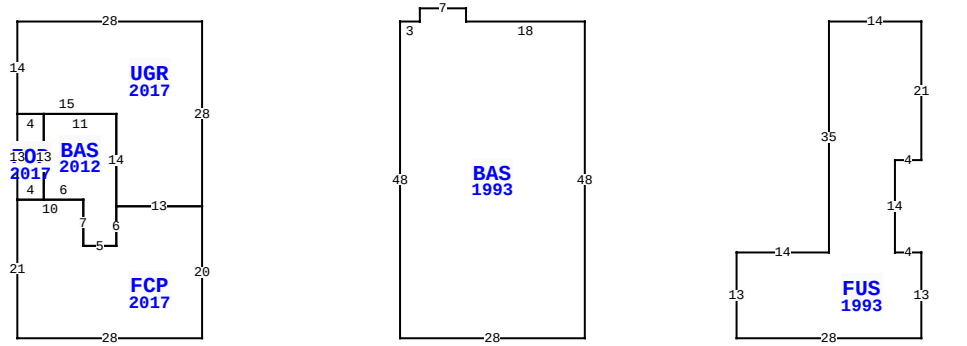
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1993	1,358	191,354
BAS	178	100	2012	178	25,082
FCP	540	25	2017	135	19,022
FOP	52	30	2017	16	2,255
FUS	798	100	1993	798	112,446
UGR	574	45	2017	258	36,355
TOTALS	3,500			2,743	386,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	120.9600	159.67	437,975	1989	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2020 Heated Area: 2334 HX Base Yr 2020



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

95037 RIVER MARSH TER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	386,513
TOTAL MARKET OB/XF VALUE	16,093
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	602,606
SOH/AGL Deduction	238,168
ASSESSED VALUE	364,438
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	313,716
TOTAL JUST VALUE	602,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	559,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104177	(5) DOORS	19,000	04/06/2021
2996	H/AC	4,300	04/26/1989
3432	NEW CONSTR	0	03/15/1989
5770	NEW CONSTR	3,000	03/15/1989
5494	NEW CONSTR	83,880	02/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1317	10/12/2023	LE	U	I	11	100
GRANTOR: CUMMINGS JEFFREY D &						
GRANTEE: CUMMINGS PACEY MAIN						
2326/1297	12/17/2019	WD	U	I	11	100
GRANTOR: CUMMINGS KIMBERLY A L						
GRANTEE: CUMMINGS JEFFREY D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2017] W28 S14 FOP=[YR=2017] S13 FCP=[YR=2017] S21 E28 N20 W13 BAS=[YR=2012] N14 W11 S13 E6 S7 E5 N6$ S6 W5 N7 W10$ E4 N13 W4$ E15 S14 E13 N28$ PTR= E30 BAS=[YR=1993] E3 N2 E7 S2 E18 S48 W28 N48$ W30$ PTR=E95 FUS=[YR=1993] E14 S21 W4 S14 E4 S13 W28 N13 E14 N35$ W95$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
3	1242	WD DECK A	0	100	0	0	638.00	SF	12.50	12.50	100	1996	1996	3	20	1,595	
4	0811	CONCRETE B	0	100	0	0	1,139.00	SF	5.20	5.20	100	1992	1992	3	62	3,672	
5	0812	CONCRETE C	0	100	0	0	2,886.00	SF	4.00	4.00	100	1995	1995	3	68	7,850	
6	0810	CONCRETE A	0	100	45	4	180.00	SF	6.50	6.50	100	1995	1995	3	68	796	
7	1242	WD DECK A	0	100	0	0	175.00	SF	10.00	10.00	100	2010	2010	3	40	700	

LAND DESCRIPTION

TOTAL OB/XF 16,093

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