



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	817	100	1993	817	99,357
BAS	400	100	2007	400	48,645
FGR	484	55	1993	266	32,349
FOP	66	30	1993	20	2,432
FOP	126	30	2007	38	4,621
FUS	703	100	1993	703	85,494
PTO	294	5	2007	15	1,824
TOTALS	2,890			2,259	274,723

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,259	106.8200	141.00	318,519	1993	1996	0	0	0	13.75	86.25
1 SNGL FAM - 100% - 2022												
Heated Area: 1920												
HX Base Yr 2022												
95022 RIVER MARSH TER, FERNANDINA BEACH												

TOTAL OB/XF												
23,595												
95022 RIVER MARSH TER, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,723	
TOTAL MARKET OB/XF VALUE		23,595	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		423,318	
SOH/AGL Deduction		74,932	
ASSESSED VALUE		348,386	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		297,664	
TOTAL JUST VALUE		423,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,687	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109759	4 DOORS	9,911	07/23/2021
R2005065	REPAIR/RRF	12,000	06/01/2020
B19766	SWIM POOL	15,000	04/01/2007
B7438	ADDITION :400 SQ	16,800	08/10/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2478/0195	6/28/2021	WD	Q	I	01
GRANTOR: COHEE PETER W & RACHE					
GRANTEE: ROBERTSON JEFFREY S					
1139/1447	5/23/2003	WD	Q	I	
GRANTOR: RANDOLPH JEFFERY E					
GRANTEE: COHEE PETER W & RAC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W6 BAS=[YR=1993] W22 S16 PTO=[YR=2007] W15 S17 BAS=[YR=2007] S20 E20 FOP=[YR=2007] E9 FGR=[YR=1993] E22 N22 W22 S22\$ N14 W9 S14\$ N20 W20\$ E18 N13 W3 N4\$ S4 E3 S13 E2 S6 E9 N8 E12 N2 R2 U2 N4 L2 U2 N10 W4 N11\$ S11 E6 N11\$ PTR=N20 FUS=[YR=1993] N22 E13 N3 E18 S22 W11 S3 W20\$ S20\$.									