

LOT 29
IN OR 824/1276
RIVERSIDE SUB PB 5/231

TIPTON PATRICIA J
94200 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034-1644

2025

46-3N-28-5500-0029-0000



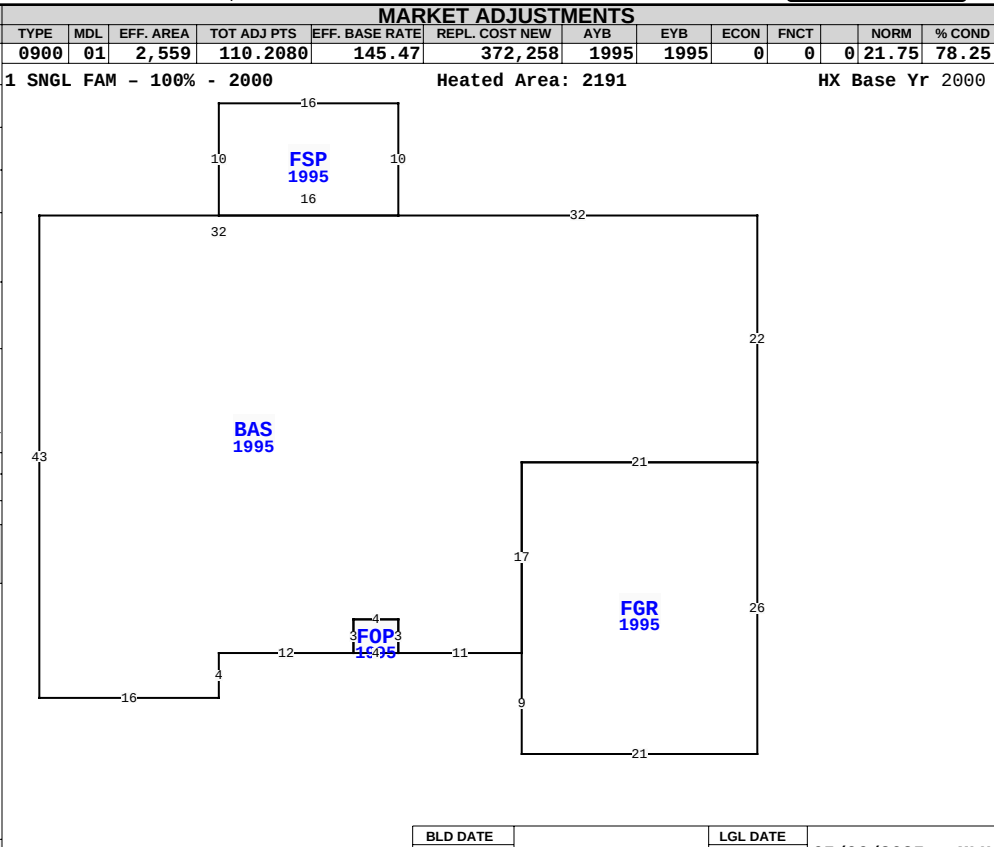
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,191	100	1995	2,191	249,402
FGR	546	55	1995	300	34,149
FOP	12	30	1995	4	455
FSP	160	40	1995	64	7,285
TOTALS	2,909			2,559	291,292

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	2,426.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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



94200 RIVER MARSH DR, FERNANDINA BEACH											
TOTAL OB/XF 9,259											

TOTAL OB/XF 9,259											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											291,292
TOTAL MARKET OB/XF VALUE											9,259
TOTAL LAND VALUE - MARKET											125,000
TOTAL MARKET VALUE											425,551
SOH/AGL Deduction											256,265
ASSESSED VALUE											169,286
TOTAL EXEMPTION VALUE											55,722
BASE TAXABLE VALUE											113,564
TOTAL JUST VALUE											425,551
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											382,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501609	XFOB	6,000	01/01/1995
94 01527	NEW CONSTR	83,908	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0824/1276	3/02/1998	WD	Q	I		139,000	
GRANTOR: TARTER LARRY							
GRANTEE: TIPTON LAWRENCE & P							
0719/1785	12/12/1994	WD	Q	V		16,500	
GRANTOR: ALMAND AMOS F JR & DO							
GRANTEE: TARTER LARRY & HELE							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1995] W32 FSP=[YR=1995] N10 W16 S10 E16 \$ W32 S43 E16 N4 E12 FOP=[YR=1995] E4 N3 W4 S3 \$ N3 E4 S3 E11 FGR=[YR=1995] S9 E21 N26 W21 S17 \$ N17 E21 N22 \$.											