

LOT 31
IN OR 1820/1165
RIVERSIDE SUB PB 5/231

HUTCHINSON DANIEL A & REBECCA
94156 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD4 Adjustme	30	. 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

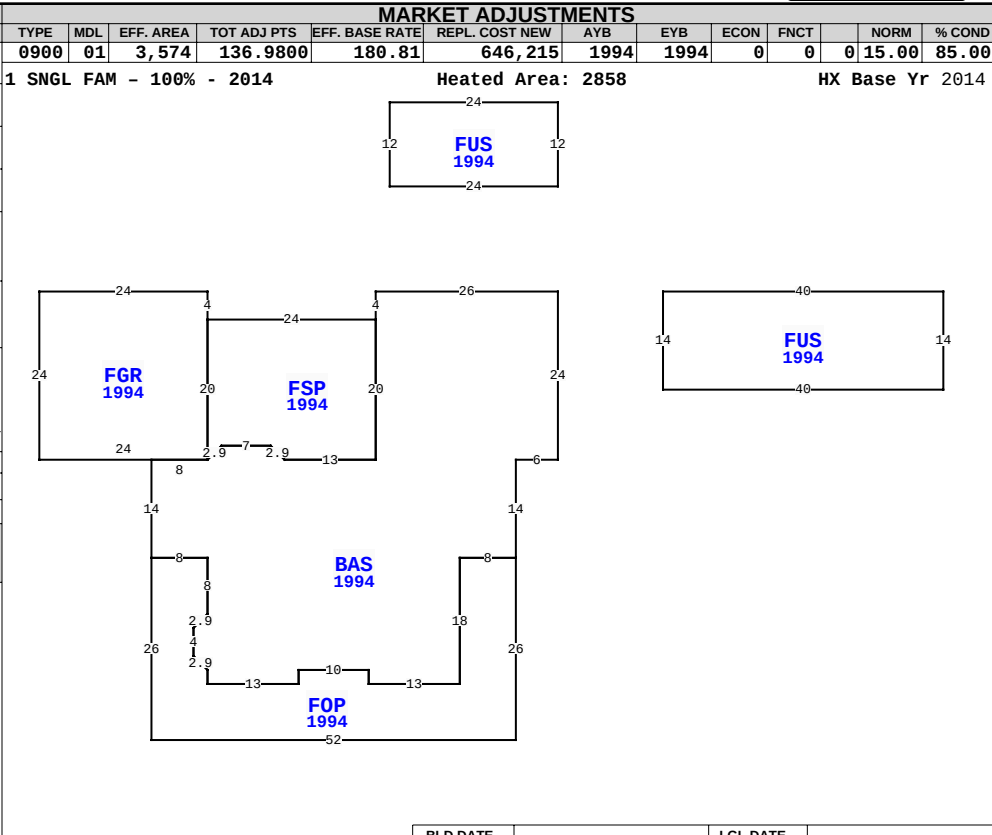
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	1994	2,010	308,914
FGR	576	55	1994	317	48,719
FOP	712	30	1994	214	32,889
FSP	462	40	1994	185	28,433
FUS	288	100	1994	288	44,262
FUS	560	100	1994	560	86,066

TOTALS	4,608			3,574	549,283
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0812	CONCRETE C	0 100	0 0	3,147.00
3	0845	KOOL DECK	0 100	0 0	622.00
4	0911	SCRN RM A	0 100	30 40	1,200.00
5	0861	POOL GUNIT	0 100	34 17	578.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



94156 RIVER MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0 100	0 0	3,147.00	SF	4.00	4.00	100	1994	1994	3	66	8,308	
3	0845	KOOL DECK	0 100	0 0	622.00	SF	7.25	7.25	100	1994	1994	3	66	2,976	
4	0911	SCRN RM A	0 100	30 40	1,200.00	SF	17.50	17.50	100	1997	1997	3	20	4,200	
5	0861	POOL GUNIT	0 100	34 17	578.00	SF	85.00	85.00	100	1994	1994	3	20	9,826	

TOTAL OB/XF															27,900
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		549,283	
TOTAL MARKET OB/XF VALUE		27,900	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		702,183	
SOH/AGL Deduction		409,500	
ASSESSED VALUE		292,683	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		241,961	
TOTAL JUST VALUE		702,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108281	EXTERIOR DOORS	1,959	06/23/2021
973984	XFOB	6,400	06/01/1997
94-01491	XFOB	3,648	12/01/1994
94-01126	SWIM POOL	14,500	07/01/1994
94-00961	NEW CONSTR	140,100	04/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1820/1165	10/12/2012	WD	Q	I	01	370,000			
GRANTOR: HANRAHAN MARIA CAROLI									
GRANTEE: HUTCHINSON DANIEL A									
1424/0273	6/28/2006	WD	Q	I		398,000			
GRANTOR: SAULS ROLEN E & KELLE									
GRANTEE: MARTINEZ MARIA C &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W26 S4 FSP=[YR=1994] W24 FGR=[YR=1994] N4 W24 S24 E24 N20\$ S20 U2 R2 E7 D2 R2 E13 N20 \$ S20 W13 U2 L2 W7 D2 L2 W8 S14 FOP=[YR=1994] S26 E52 N26 W8 S18 W13 N2 W10 S2 W13 N2 L2 U2 N4 R2 U2 N8 W8\$ E8 S8 L2 D2 S4 R2 D2 S2 E13 N2 E10 S2 E13 N18 E8N14 E6 N24\$ PTR=E15 FUS=[YR=1994] E40 S14 W40 N14\$ W15\$ PTR= N15 FUS=[YR=1994] N12 W24 S12 E24 \$ S15\$.									