

LOT 40
IN OR 1940/1758
RIVERSIDE SUB PB 5/231

BRANCH WILLIAM J & MANDY A
96190 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0040-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover		N/A 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	13	LVT/LAMNT 10			
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	1,863	100	1994	1,863	196,490
FGR	644	55	1994	354	37,336
FOP	258	30	1994	77	8,121
PTO	812	5	1994	41	4,325
TOTALS	3,577			2,335	246,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,335	103.0960	136.09	317,770	1994	1994	0	0	22.50	77.50

1 SNGL FAM - 100% - 2015