



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BAS	1,501	100
FGR	418	55
FOP	22	30
TOTALS	1,941	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,738	111.2000	146.78	255,104	1993	1993	0	0	0 15.05	84.95
1 SNGL FAM - 100% - 2025 Heated Area: 1501 HX Base Yr 2025											
94163 RIVER MARSH DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			216,711
TOTAL MARKET OB/XF VALUE			8,966
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			350,677
SOH/AGL Deduction			0
ASSESSED VALUE			350,677
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			299,955
TOTAL JUST VALUE			350,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,524
PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706480	REPAIR/RRF	8,531	10/01/2017
0298	NEW CONSTR	71,570	06/01/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
2738/843	9/16/2024	WD Q	I 01 384,000
GRANTOR: BALLARD HARRY O JR			
GRANTEE: LARIBEE KEVIN E & C			
0689/0420	9/28/1993	WD Q	I 92,500
GRANTOR: ATLANTIC BUILDERS			
GRANTEE: BALLARD HARRY JR &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W33 N1 W10 S1 W11 S35 E11 N3 E9 FOP=[YR=1993] S3 E6 N3 W1 N1 W4 S1 W1 \$ E1 N1 E4 S1 E10 FGR=[YR=1993] S8 E19 N22 W19 S14 \$ N14 E19 N18 \$.			

EXTRA FEATURES												94163 RIVER MARSH DR, FERNANDINA BEACH				XF DATE INC DATE		LAND DATE AG DATE		05/06/2025		MLU	
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	1993	1993	3	72	2,520							
2	0812	CONCRETE C	0	100	0	0	1,678.00	SF	4.00	4.00	100	1993	1993	3	64	4,296							
3	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	2010	2010	3	56	2,150							
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