LOT 49
IN OR 690 PG 1481
RIVERSIDE SUB PB 5/231

NELSON ANTHONY
94099 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5500-0049-0000

BUILDING CHARACTERISTICS

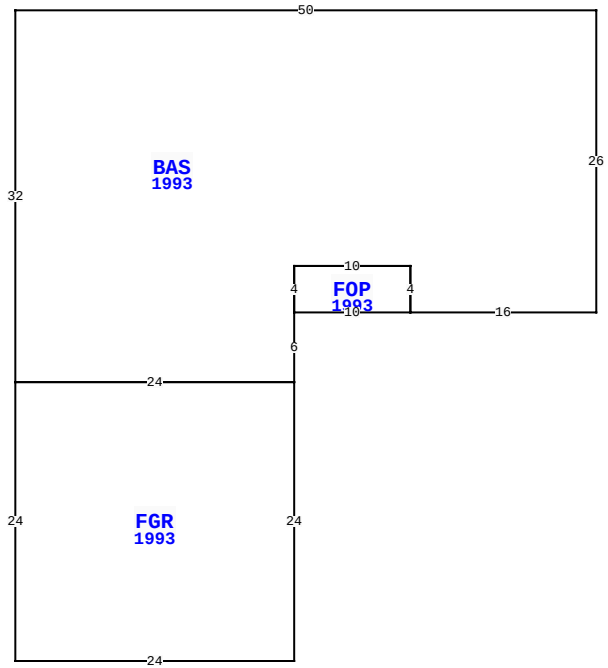
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	191,327
FGR	576	55	1993	317	43,199
FOP	40	30	1993	12	1,635
TOTALS	2,020			1,733	236,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,733	121.6000	160.51	278,164	1993	1993	0	0	0	15.10	84.90

1 SNGL FAM – 100% - 1994 Heated Area: 1404 HX Base Yr 1994



94099 RIVER MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,161
TOTAL MARKET OB/XF VALUE		7,579
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		368,740
SOH/AGL Deduction		242,306
ASSESSED VALUE		126,434
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,712
TOTAL JUST VALUE		368,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704435	H/AC	0	07/01/2017
0213	NEW CONSTR	63,470	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0690/1481	10/20/1993	WD	Q	I		81,500
GRANTOR: DANNY SATURDAY GEN						
GRANTEE: NELSON ANTHONY						
0681/0469	5/20/1993	WD	Q	V		16,200
GRANTOR: ALMAND AMOS JR & D						
GRANTEE: DANNY SATURDAY GEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S32 FGR=[YR=1993] S24 E24 N24 W24 $ E24 N6
FOP=[YR=1993] E10 N4 W10 S4 $ N4 E10 S4 E16 N26 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,976.00	SF	4.00	4.00	100	1993	1993	3	64	5,059	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 7,579

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS