



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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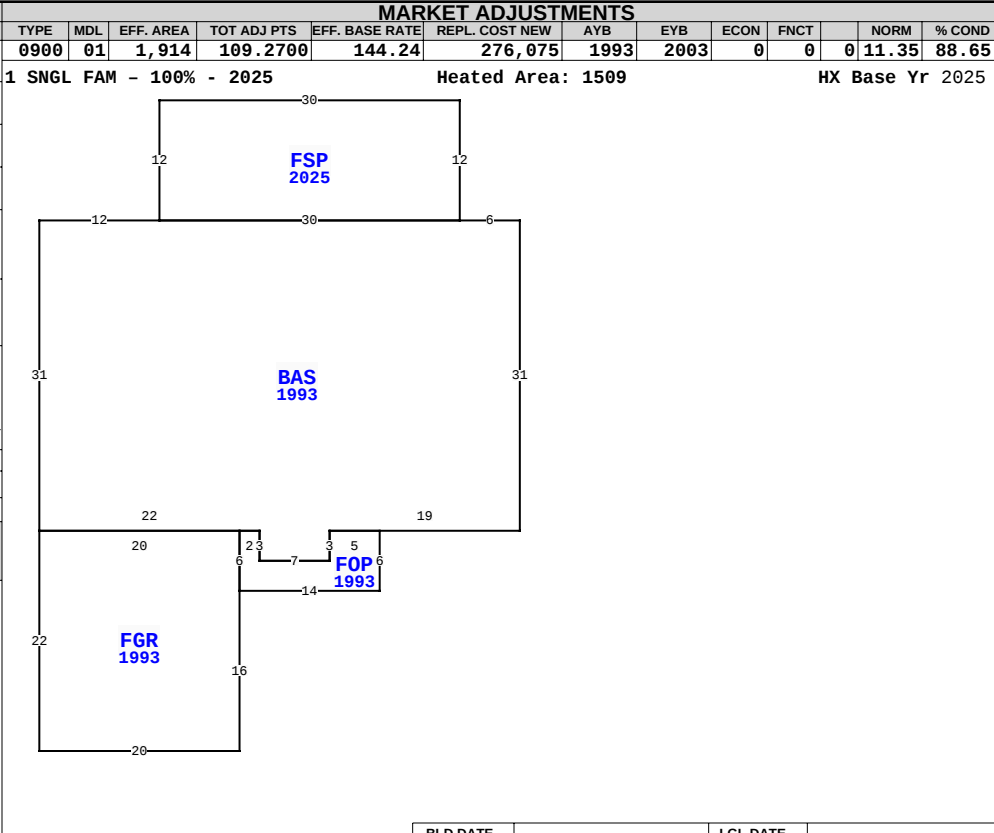
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1993	1,509	192,954
FGR	440	55	1993	242	30,944
FOP	63	30	1993	19	2,430
FSP	360	40	2025	144	18,413

TOTALS	2,372			1,914	244,740
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,106.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	
4	0912	SCRN RM G	0	100	0	0	1,400.00	SF	20.00	20.00	
5	0855	CONC PAVER	0	100	0	0	952.00	SF	10.00	10.00	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	
7	0476	VF 6 SBPL	0	100	0	0	303.00	LF	32.00	32.00	
8	0470	VNYL GATE	0	100	0	0	7.00	UT	300.00	300.00	

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	



96032 RIVER MARSH BND, 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	0811	CONCRETE B	0	100	0	0	1,106.00	SF	5.20	5.20	100	1993	1993	3	64	3,681	
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	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2025	2024		100	38,080	
4	0912	SCRN RM G	0	100	0	0	1,400.00	SF	20.00	20.00	100	2025	2024		100	28,000	
5	0855	CONC PAVER	0	100	0	0	952.00	SF	10.00	10.00	100	2025	2024		100	9,520	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2024		100	3,600	
7	0476	VF 6 SBPL	0	100	0	0	303.00	LF	32.00	32.00	100	2025	2024		100	9,696	
8	0470	VNYL GATE	0	100	0	0	7.00	UT	300.00	300.00	100	2025	2024		100	2,100	

TOTAL OB/XF											
97,197											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,661			
TOTAL MARKET OB/XF VALUE		97,197			
TOTAL LAND VALUE - MARKET		125,000			
TOTAL MARKET VALUE		504,858			
SOH/AGL Deduction		173,989			
ASSESSED VALUE		330,869			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		280,147			
TOTAL JUST VALUE		504,858			
NCON VALUE		133,312			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		316,276			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009889	SCRENCL - 41" X 4	20,500	08/27/2024
SP240007450	NEW INGROUND SWIM	95,000	06/24/2024
B240003108	30X60 MTL GAR	115,542	03/18/2024
98-5398	ADDITION	5,344	09/01/1998
4967	NEW CONSTR	1,500	11/12/1992
8458	NEW CONSTR	69,895	10/23/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2689/446	1/12/2024	WD	Q	I	03
GRANTOR: PARLAND JACKIE & LATR					
GRANTEE: O'DONNELL SEAN & AN					
1949/1156	12/01/2014	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: PARLAND JACKIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W6 W30 W12 S31 E22 S3 E7 N3 E19 N31 \$											
FGR=[YR=1993;ORIG=-48,31] S22 E20 N16 N6 W20 \$											
FOP=[YR=1993;ORIG=-28,37] E14 N6 W5 S3 W7 N3 W2 S6 \$											
FSP=[YR=2025;ORIG=-6,0] W30 N12 E30 S12 \$											

O'DONNELL SEAN & ANGELA
96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

46-3N-28-5500-0050-0000

[illegible]