LOT 23
IN OR 2144/204
RIVERSIDE SUB PB 5/231

HOLCOMB VON W & VICTORIA P
95051 RIVER MARSH TERRACE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5500-0023-0000

BUILDING CHARACTERISTICS

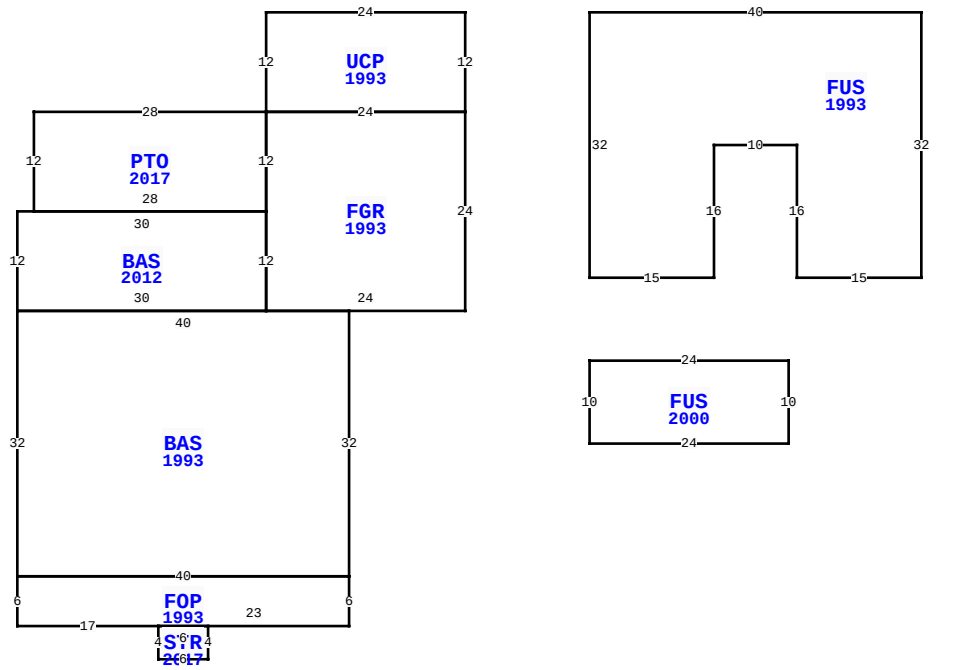
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,280	100	1993	1,280	148,292
BAS	360	100	2012	360	41,707
FGR	576	55	1993	317	36,726
FOP	240	30	1993	72	8,341
FUS	1,120	100	1993	1,120	129,756
FUS	240	100	2000	240	27,805
PTO	336	5	2017	17	1,970
STR	24	10	2017	2	231
UCP	288	20	1993	58	6,720
TOTALS	4,464			3,466	401,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,466	98.3480	136.70	473,802	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 2018 Heated Area: 3000 HX Base Yr 2018



95051 RIVER MARSH TER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,547
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		603,997
SOH/AGL Deduction		272,592
ASSESSED VALUE		331,405
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,994
TOTAL JUST VALUE		603,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8641	NEW CONSTR	108,383	01/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0204	8/31/2017	WD	Q	I	01	339,000
GRANTOR: OLSEN STEPHEN B						
GRANTEE: HOLCOMB VON W & VIC						
1078/1725	9/04/2002	WD	Q	I		285,000
GRANTOR: TRUJILLO JON M & TAMM						
GRANTEE: OLSEN STEPHEN B & H						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W24 S12 PTO=[YR=2017] W28 S12 E28 N12$
FGR=[YR=1993] S12 BAS=[YR=2012] W30 S12 BAS=[YR=1993] S32
FOP=[YR=1993] S6 E17 STR=[YR=2017] S4 E6 N4 W6 $ E23 N6 W40
$ E40 N32 W40 $ E30 N12 $ S12 E24 N24 W24 $ E24 N12 $ PTR=
E15 FUS=[YR=1993] E40 S32 W15 N16 W10 S16 W15 N32 $ W15 $
PTR= E15 S42 FUS2000 = S10 E24 N10 W24$ N42 W15 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS