

LOT 41
IN OR 2075/289
RIVERSIDE SUB PB 5/231

LEIMBACH JAMES R &/CHANCLOR DIANE
96216 RIVER MARSH BND
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5500-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	1,784	100
	1994	1,784
FGR	400	55
	1994	220
FOP	12	30
	2000	4
FSP	280	40
	2000	112
		13,654
TOTALS	2,476	2,120
		258,443

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,120	104.1740	144.80	306,976	1994	1994	0	0	0	15.81	84.19
1 SNGL FAM			100% - 2017			Heated Area: 1784			HX Base Yr 2017			

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