LOT 43
RIVERSIDE SUB PB 5/231

DAVIS WESLEY & RACHEL
94227 RIVER MARSH DR
FERNANDINA BEACH, FL 32034

**2026**

**46-3N-28-5500-0043-0000**

## BUILDING CHARACTERISTICS

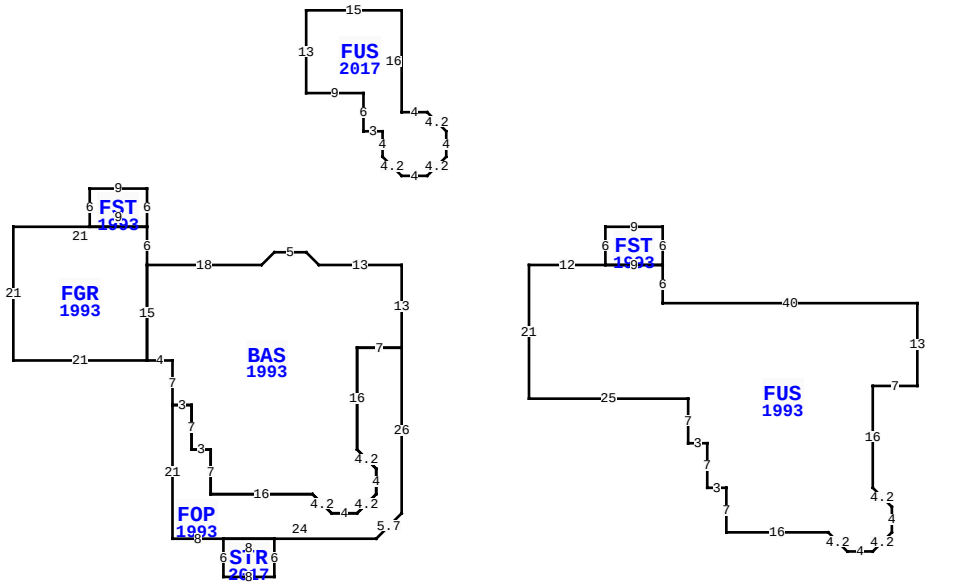
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 70 |
| Exterior Wall | 31 | HARDIE BRD 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2.5 | 2.5 100 |
| 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 | 1,184 | 100 | 1993 | 1,184 | 203,215 |
| FGR | 441 | 55 | 1993 | 243 | 41,707 |
| FOP | 431 | 30 | 1993 | 129 | 22,141 |
| FST | 54 | 55 | 1993 | 30 | 5,149 |
| FST | 54 | 55 | 1993 | 30 | 5,149 |
| FUS | 1,611 | 100 | 1993 | 1,611 | 276,503 |
| FUS | 309 | 100 | 2017 | 309 | 53,035 |
| STR | 48 | 10 | 2017 | 5 | 858 |
| TOTALS | 4,132 | | | 3,541 | 607,756 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 3,541 | 133.2738 | 185.25 | 655,970 | 1992 | 2010 | 0 | 0 | 0 | 7.35 | 92.65 |

1 SNGL FAM 100% - 2020 Heated Area: 3104 HX Base Yr 2020




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

94227 RIVER MARSH DR, FERNANDINA BEACH

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 68 | 4,760 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 40 | 12 | 480.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 960 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 607,756 |
| TOTAL MARKET OB/XF VALUE | 5,720 |
| TOTAL LAND VALUE - MARKET | 125,000 |
| TOTAL MARKET VALUE | 738,476 |
| SOH/AGL Deduction | 278,806 |
| ASSESSED VALUE | 459,670 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 408,259 |
| TOTAL JUST VALUE | 738,476 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 720,276 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1801800 | H/AC | 0 | 03/01/2018 |
| R1707946 | REPAIR/RRF | 17,000 | 12/01/2017 |
| B0617969 | REPAIR/RRF | 6,500 | 10/31/2006 |
| P014946 | NEW BATH | 0 | 09/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2257/0473 | 2/13/2019 | WD | Q | I | 01 | 476,000 |
| GRANTOR: FOX SAWYER R | | | | | | |
| GRANTEE: DAVIS WESLEY & RACH | | | | | | |
| 2255/1162 | 2/11/2019 | QC | U | I | 11 | 100 |
| GRANTOR: GRANT MACEY JORDAN FK | | | | | | |
| GRANTEE: FOW SAWYER R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W13 U2 L2 W5 D2 L2 W18 FGR=[YR=1993] N6 FST=[YR=1993] N6 W9 S6 E9$ W21 S21 E21 N15$ S15 E4 S7 FOP=[YR=1993] S21 E8 STR=[YR=2017] S6 E8 N6 W8$ E24 R4 U4 N26 W7 S16 R3 D3 S4 L3 D3 W4 U3 L3 W16 N7 W3 N7 W3$ E3 S7 E3 S7 E16 D3 R3 E4 U3 R3 N4 U3 L3 N16 E7 N13$ PTR= E20 FUS=[YR=1993] E12 FST=[YR=1993] N6 E9 S6 W9$ E9 S6 E40 S13 W7 S16 D3 R3 S4 D3 L3 W4 U3 L3 W16 N7 W3 N7 W3 N7 W25 N21$ W20$ PTR= N40 FUS=[YR=2017] W15 S13 E9 S6 E3 S4 D3 R3 E4 U3 R3 N4 U3 L3 W4 N16$ S40$.

## LAND DESCRIPTION

TOTAL OB/XF 5,720

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS