

NELSON ANTHONY
94099 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS

ELEMENT CD

05 AVERAGE 80
16 WD FR STUC 20
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 100
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units 1.
Occupancy 00 NONE 100

MARKET ADJUSTMENTS

TOTALS 2,020 1,733 247,804

94099 RIVER MARSH DR, FERNANDINA BEACH FL 32104

BLD DATE 05/06/2025 MLU
XF DATE
INC DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 247,884
TOTAL MARKET OB/XF VALUE 2,450
TOTAL LAND VALUE - MARKET 125,000
TOTAL MARKET VALUE 375,254
SOH/AGL Deduction 245,406
ASSESSED VALUE 129,848
TOTAL EXEMPTION VALUE HX HB 51,411
BASE TAXABLE VALUE 78,437
TOTAL JUST VALUE 375,254
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 368,740

SUBAREA MARKET VALUE

FGR 1993 45,328
BAS 1993 200,759
FOP 1993 1,716

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 \$.

LAND DESCRIPTION

L USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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