



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	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
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1993	1,509	201,927
FGR	440	55	1993	242	32,383
FOP	63	30	1993	19	2,543
FSP	360	40	2025	144	19,269
TOTALS	2,372			1,914	256,122

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
4	0912	SCRN RM G	0 100	0	0	1,400.00	SF	21.00	21.00
6	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,914	109.2700	151.89	290,717	1993	2003	0	0
1 SNGL FAM 100% - 2025 Heated Area: 1509 HX Base Yr 2025									
96032 RIVER MARSH BND, FERNANDINA BEACH									
BLD DATE: 05/06/2025 MLU									

TOTAL OB/XF									
84,460									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 296,074									
TOTAL MARKET OB/XF VALUE 84,460									
TOTAL LAND VALUE - MARKET 125,000									
TOTAL MARKET VALUE 505,534									
SOH/AGL Deduction 165,732									
ASSESSED VALUE 339,802									
TOTAL EXEMPTION VALUE HX HB 51,411									
BASE TAXABLE VALUE 288,391									
TOTAL JUST VALUE 505,534									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 504,858									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009889	SCRENCL - 41" X 4	20,500	08/27/2024
SP240007450	NEW INGROUN 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	SALE PRICE	
2852/511	3/06/2026	WD	U	I	11	100	
GRANTOR: O'DONNELL SEAN & ANGE							
GRANTEE: O'DONNELL SEAN & AN							
2689/446	1/12/2024	WD	Q	I	03	400,000	
GRANTOR: PARLAND JACKIE & LATR							
GRANTEE: O'DONNELL SEAN & AN							

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 JOINT LIVING TRUST/O'DONNE
96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

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

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