

LOT 1
RIVERBEND PBK 8/182

WRIGHT LOUIS R JR & DENISE R
2950 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2023

00-00-30-0440-0001-0000



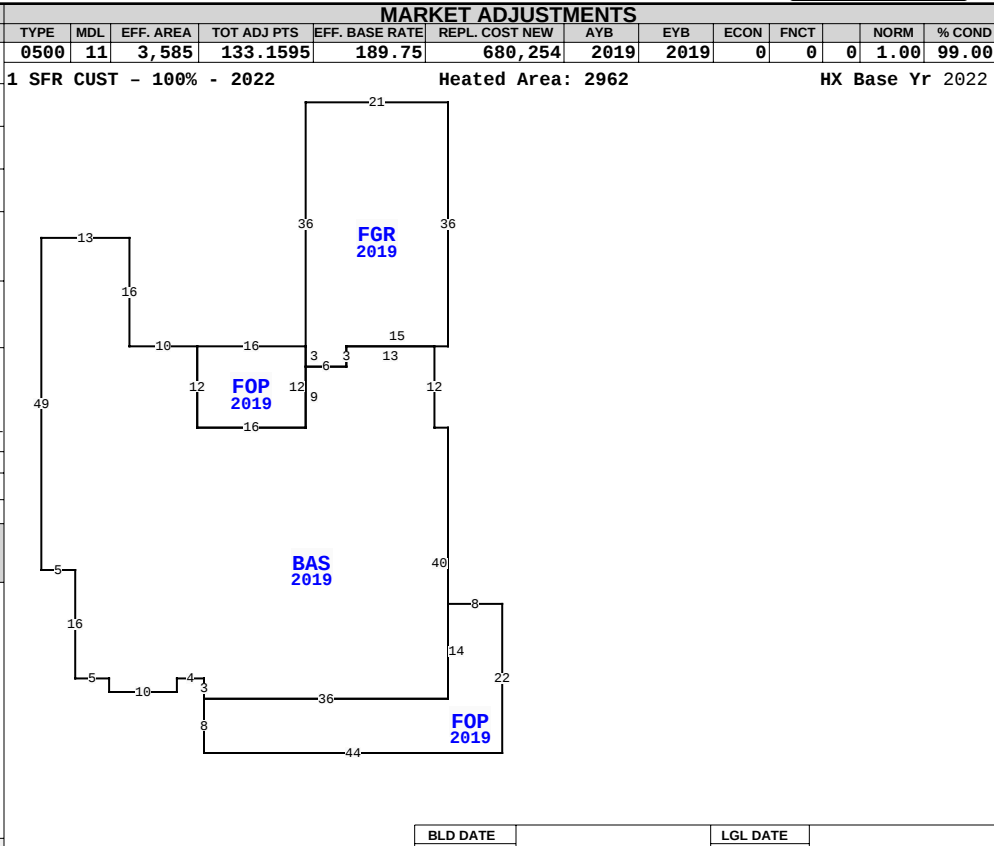
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2,962	556,420
FGR	774	55	426	80,026
FOP	192	30	58	10,896
FOP	464	30	139	26,111
TOTALS	4,392		3,585	673,451

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,345.00	SF	4.00	4.00	100	2019
2	0810	CONCRETE A	0 100	0	0	115.00	SF	6.50	6.50	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



2950 RIVERBEND WALK, FERNANDINA BEACH											
TOTAL OB/XF 10,026											

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1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		673,451	
TOTAL MARKET OB/XF VALUE		10,026	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		873,477	
SOH/AGL Deduction		207,431	
ASSESSED VALUE		666,046	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		616,046	
TOTAL JUST VALUE		873,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184281	CO ISSUED	0	01/29/2020
20184281	NEW CONSTR	410,914	12/20/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2453/1293	4/16/2021	WD	Q	I	02
GRANTOR: CANYON DEVELOPMENT LL					
GRANTEE: WRIGHT LOUIS R JR &					
2248/1092	12/14/2018	SW	Q	V	01
GRANTOR: SUMMERWOODS OF AMELIA					
GRANTEE: CANYON DEVELOPMENT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2019] W21 S36 FOP=[YR=2019] W16 S12 E16 N12\$ S3 BAS=[YR=2019] S9 W16 N12 W10 N16 W13 S49 E5 S16 E5 S2 E10 N2 E4 S3 FOP=[YR=2019] S8 E44 N22 W8 S14 W36\$ E36 N40 W2 N12 W13 S3 W6\$ E6 N3 E15 N36\$.											