LOTS 19 & 20
RIVERBEND PBK 8/182

WALDIS FAMILY TRUST/WALDIS ALBERT G TRUSTEE
2929 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2023

00-00-30-0440-0020-0000

BUILDING CHARACTERISTICS

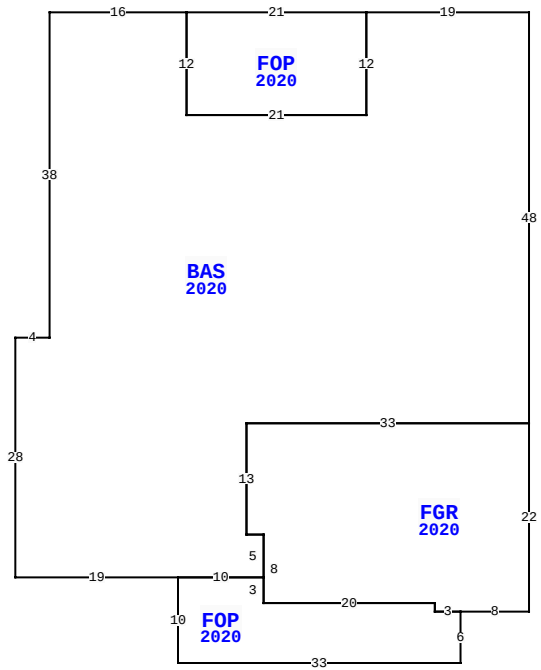
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,972	100	2,972	537,046
FGR	688	55	378	68,306
FOP	252	30	76	13,733
FOP	258	30	77	13,914
TOTALS	4,170		3,503	632,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,503	127.4445	181.61	636,180	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 0 Heated Area: 2972 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2929 RIVERBEND WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		632,999
TOTAL MARKET OB/XF VALUE		111,704
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		1,464,703
SOH/AGL Deduction		384,684
ASSESSED VALUE		1,080,019
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,030,019
TOTAL JUST VALUE		1,464,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,136,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190683	SWIM POOL	0	01/16/2020
20190456	NEW CONSTR	0	10/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1356	8/10/2021	WD	U	I	11	100
GRANTOR: WALDIS ALBERT & CHRIS						
GRANTEE: WALDIS FAMILY TRUST						
2486/1354	8/10/2021	WD	U	I	11	100
GRANTOR: WALDIS ALBERT & CHRIS						
GRANTEE: WALDIS FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W21 S12 E21 N12 $ S12 W21 N12 W16 S38 W4 S28 E19 FOP=[YR=2020] S10 E33 N6
FGR=[YR=2020] E8 N22 W33 S13 E2 S8 E20 S1 E3 $ W3 N1 W20 N3 W10 $ E10 N5 W2 N13 E33 N48 $.

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	0855	CONC PAVER	0	100	0	0	2,464.00	SF	10.00	10.00	100	2020	2020	3	99	24,394	
2	0910	SCRN RM L	0	100	0	0	1,590.00	SF	15.00	15.00	100	2020	2020	3	93	22,181	
3	0855	CONC PAVER	0	100	0	0	1,370.00	SF	10.00	10.00	100	2020	2020	3	99	13,563	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2020	2020	3	95	36,176	
5	0462	ST/AL FNC	0	100	0	0	1,620.00	SF	10.00	10.00	100	2020	2020	3	95	15,390	

LAND DESCRIPTION

TOTAL OB/XF 111,704

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	000116	C	SFR MARSH	100			0.00	0.00	2.00	LT		1.00	1.00	0.90	400,000.00	360,000.00	720,000							

REVIEW DATE 12/08/2020 BY RK Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/02/2023 BY SYS