LOT 22
RIVERBEND PBK 8/182

SMITH JEFFREY & TAMMY
2937 RIVERBEND WALK
FERNANDINA BEACH, FL 32035

2023

00-00-30-0440-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

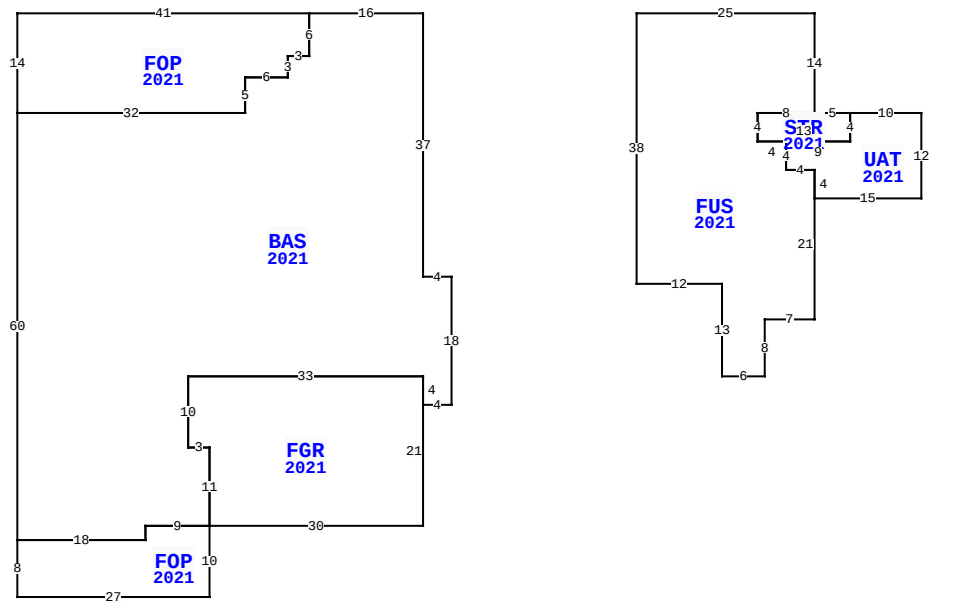
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,032	100	3,032	523,808
FGR	660	55	363	62,712
FOP	234	30	70	12,093
FOP	520	30	156	26,951
FUS	1,015	100	1,015	175,351
STR	52	10	5	864
UAT	176	10	18	3,110
TOTALS	5,689		4,659	804,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,659	121.2342	172.76	804,889	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 4047 HX Base Yr 2022



2937 RIVERBEND WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		804,889
TOTAL MARKET OB/XF VALUE		93,185
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		1,088,074
SOH/AGL Deduction		278,462
ASSESSED VALUE		809,612
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		759,612
TOTAL JUST VALUE		1,088,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190681	SWIM POOL	0	02/19/2020
20190576	NEW CONSTR	0	01/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0812	8/02/2019	SW	Q	V	01	192,000
GRANTOR: AMELIA ISLAND HOME BU						
GRANTEE: SMITH JEFFREY & TAM						
2274/0290	5/07/2019	SW	Q	V	01	192,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: AMELIA ISLAND HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W41 S14 E32 N5 E6 N3 E3 N6 $ S6 W3 S3 W6 S5 W32 S60 FOP=[YR=2021] S8 E27 N10 FGR=[YR=2021] E30 N21 W33 S10 E3 S11 $ W9 S2 W18 $ E18 N2 E9 N11 W3 N10 E33 S4 E4 N18 W4 N37 $ PTR= E30 FUS=[YR=2021] E25 S14 STR=[YR=2021] E5 UAT=[YR=2021] E10 S12 W15 N4 W4 N4 E 9 N4 $ S4 W13 N4 E8 $ W8 S4 E4 S4 E4 S21 W7 S8 W6 N13 W12 N38 $ W30 $.

EXTRA FEATURES

L N	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	1,406.00	SF	10.00	10.00	100	2021	2021	3	100	14,060	
2	0855	CONC PAVER	0	100	0	0	1,038.00	SF	10.00	10.00	100	2021	2021	3	100	10,380	
3	0910	SCRN RM L	0	100	0	0	1,506.00	SF	15.00	15.00	100	2021	2021	3	97	21,912	
4	0861	POOL GUNIT	0	100	0	0	504.00	SF	85.00	85.00	100	2021	2021	3	98	41,983	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 93,185

L N	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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	190,000.00	190,000.00	190,000							

REVIEW DATE 07/09/2021 BY RK Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS