



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																		
Exterior Wall		10	ABOVE AVG 100		0500	11	3,904	148.7043	211.90	827,258	2019	2019	0	0	0	1.00	99.00	Tax Group: 2																
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3111										Tax Dist:									
Roof Cover		13	STAND SEAM 100																						BUILDING MARKET VALUE									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE									
Interior Floor		11	CLAY TILE 70																						TOTAL LAND VALUE - MARKET									
Interior Floor		14	CARPET 30																						TOTAL MARKET VALUE									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE									
Bedrooms			4 100																						TOTAL EXEMPTION VALUE									
Bathrooms			4 100																						HX HB									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories		2.	2. 100																						TOTAL JUST VALUE									
Units			0 100																						NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									
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																														
BAL	24	15	4	840																														
BAS	2,184	100	2,184	458,162																														
FGR	622	55	342	71,745																														
FOP	84	30	25	5,245																														
FOP	164	30	49	10,279																														
FSP	552	40	221	46,362																														
FUS	927	100	927	194,467																														
STR	52	10	5	1,049																														
STR	72	10	7	1,468																														
UOP	22	20	4	840																														
TOTALS	4,976		3,904	818,985																														
EXTRA FEATURES					2957 RIVERBEND WALK, FERNANDINA BEACH										BLD DATE										LGL DATE									
															XF DATE										LAND DATE									
															INC DATE										AG DATE									
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980																			
2	0855	CONC PAVER	0 100	0	0	1,583.00	SF	10.00	10.00	100	2019	2019	3	99	15,672																			
3	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	99	5,322																			