

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																																																																																								
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="12">0000 VACANT</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="12">MKT AREA 01</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="12">2038.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="17"></td> </tr> </table>																						DOR CODE										0000 VACANT												MAP NUM										MKT AREA 01												NEIGHBORHOOD/LOC										2038.00												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																	
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TOTALS										2961 RIVERBEND WALK, FERNANDINA BEACH												<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE																																																																			
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EXTRA FEATURES										SALES DATA										BUILDING NOTES																																																																																									
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																																																																																													
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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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	190,000.00	171,000.00	171,000																																																																																												
<p>REVIEW DATE 12/07/2022 BY TW Total Acres: 0.00 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 08/02/2023 BY SYS</p>																																																																																																													