LOT 29
RIVERBEND PBK 8/182

ROMAN LOUIS & RUTH
2965 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2023

00-00-30-0440-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

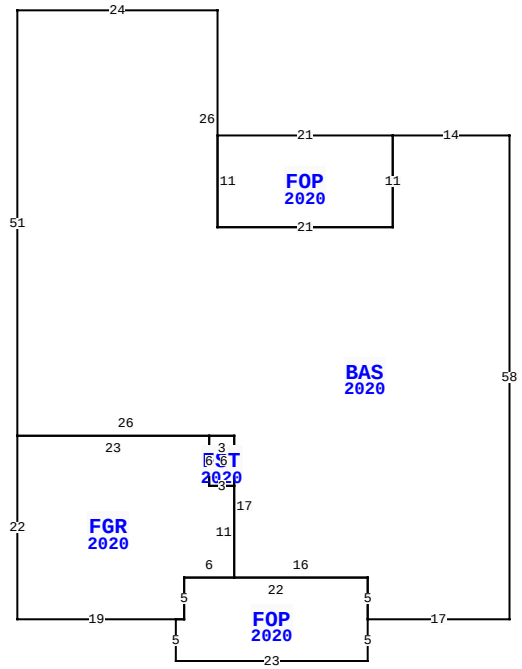
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,899	100	2,899	535,479
FGR	524	55	288	53,197
FOP	225	30	68	12,561
FOP	231	30	69	12,745
FST	18	55	10	1,847
TOTALS	3,897		3,334	615,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,334	130.2766	185.64	618,924	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2899 HX Base Yr



2965 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		615,829
TOTAL MARKET OB/XF VALUE		20,349
TOTAL LAND VALUE - MARKET		171,000
TOTAL MARKET VALUE		807,178
SOH/AGL Deduction		0
ASSESSED VALUE		807,178
TOTAL EXEMPTION VALUE	13	807,178
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		807,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222611	0861-499SF 1-871	130,000	01/09/2023
20190363	NEW CONSTR	0	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/1812	8/17/2020	SW	Q	I	01	870,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ROMAN LOUIS & RUTH						
2258/0789	2/28/2019	SW	Q	V	01	175,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W14 S11 W21 N26 W24 S51 E26 S17 E16 S5 E17 N58 $
FGR=[YR=2020;ORIG=-59,36] S22 E19 E1 N5 E6 N11 W3 N6 W23 $
FOP=[YR=2020;ORIG=-14,0] W21 S11 E21 N11 $
FOP=[YR=2020;ORIG=-40,58] S5 E23 N5 N5 W22 S5 W1 $
FST=[YR=2020;ORIG=-33,42] N6 W3 S6 E3 $
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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	742.00	SF	10.00	10.00	100	2020	2020	3	99	7,346	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2020	2020	3	99	832	
3	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2020	2020	3	99	891	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2020	2020	3	93	9,300	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 20,349

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	190,000.00	171,000.00	171,000							

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 08/02/2023 BY SYS