



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	10	ABOVE AVG 100	0500	11	3,348	130.6271	186.14	623,197	2022	2022	0	0	0.00	100.00	VALUATION BY																				
Roof Structure	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023												Heated Area: 2930																				
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023																				
Interior Wall	05	DRYWALL 100													VALUATION SUMMARY																				
Interior Floor	12	HARDWOOD 90													Tax Group: 2										Tax Dist:										
Interior Floor	11	CLAY TILE 10													BUILDING MARKET VALUE										623,197										
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE										10,050										
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET										190,000										
Bedrooms		3 100													TOTAL MARKET VALUE										823,247										
Bathrooms		2.5 100													SOH/AGL Deduction										0										
Frame	02	WOOD FRAME 100													ASSESSED VALUE										823,247										
Stories	1.	1. 100													TOTAL EXEMPTION VALUE										HX HB 50,000										
Units		0 100													BASE TAXABLE VALUE										773,247										
Quality			03	Quality Level 03												TOTAL JUST VALUE										823,247									
DOR CODE			0100	SINGLE FAMILY												NCON VALUE										633,034									
MAP NUM				MKT AREA												INCOME VALUE																			
NEIGHBORHOOD/LOC			2038.00												PREVIOUS YEAR MKT VALUE										190,000										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,930	100	2,930	545,390																															
FGR	516	55	284	52,864																															
FOP	213	30	64	11,913																															
FOP	231	30	69	12,844																															
STP	8	10	1	186																															
TOTALS			3,898	3,348	623,197																														
EXTRA FEATURES					2969 RIVERBEND WALK, FERNANDINA BEACH																														
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	2022	2022	3	100	2,000																					
2	0855	CONC PAVER	0 100	0 0	805.00	SF	10.00	10.00	100	2022	2022	3	100	8,050																					
TOTAL OB/XF 10,050																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/29/2029 BY TW Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/1900	4/17/2023	QC	U	I	11	100
GRANTOR: MISKELL JAMIE						
GRANTEE: MISKELL DALE						
2443/1276	3/17/2021	CN	Q	V	01	209,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: MISKELL DALE & JAMI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W14 FOP=[YR=2022] W21 S11 E21 N11\$ S11 W21 N26 W24 S52 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S4 E6 S2 E1 STP=[YR=2022] S1 E8 N1 W8\$ E9 N2 E6 N9 W21 S5 W1\$ E1 N5 E6 N16 W26\$ E26 S16 E15 S5 E18 N58\$.						