LOT 6 IN OR 814/51
RIVER OAKS OF AMELIA PB 5/407

BURFORD GERALD B & DEBRA L
3027 RIVERSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

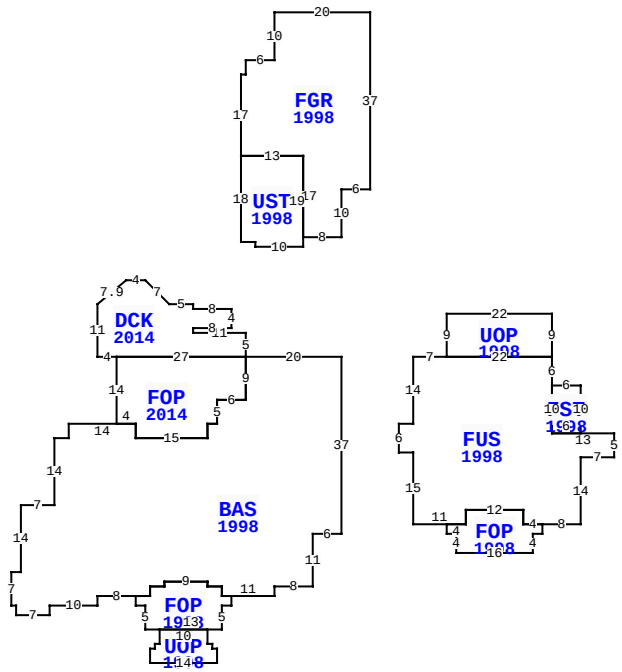
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	308,519
DCK	355	10	36	4,486
FGR	915	55	503	62,676
FOP	140	30	42	5,234
FOP	159	30	48	5,981
FOP	393	30	118	14,703
FST	60	55	33	4,112
FUS	1,146	100	1,146	142,796
UOP	84	20	17	2,118
UOP	198	20	40	4,984
TOTALS	6,170		4,569	569,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,569	95.2020	135.66	619,831	1998	2005	0	0	0	8.15	91.85

1 SFR CUST – 100% - 2000 Heated Area: 3622 HX Base Yr 2000



** This building has 11 Sub-Areas

3027 RIVERSIDE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		569,315
TOTAL MARKET OB/XF VALUE		46,015
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		890,330
SOH/AGL Deduction		319,303
ASSESSED VALUE		571,027
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		516,027
TOTAL JUST VALUE		890,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		805,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428444	REPAIR/RRF	48,000	03/01/2014
B9804624	NEW CONSTR	200,000	01/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0814/0051	11/18/1997	WD	Q	V		120,000

GRANTOR: COONROD ANNE T

GRANTEE: BURFORD GERALD B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 DCK=[YR=2014] N5 W11 N1 E8 N4 W8 N1 W5 U5 L5 W4 D5 L6 S11 E4 FOP=[YR=2014] S14 E4 S3 E15 N3 E2 N5 E6 N9 W27 $ E27 $ S9 W6 S5 W2 S3 W15 N3 W14 S3 W3 S14 W7 S14 W2 S7 E1 S2 E7 N2 E10 N2 E8 FOP=[YR=1998] S2 E2 S5 E3 UOP=[YR=1998] S3 W1 S1 W1 S3 E14 N3 W1 N1 W1 N3 W10 $ E13 N5 E2 N2 W2 N2 W3 N1 W9 S1 W3 S2 W3 $ E3 N2 E3 N1 E9 S1 E3 S2 E11 N2 E8 N11 E6 N37 $PTR= E15 FUS=[YR=1998] E7 UOP=[YR=1998] N9 E22 S9 W22 $ E22 S6 FST=[YR=1998] E6 S10 W6 N10 $ S10 E13 S5 W7 S14 W8 FOP=[YR=1998] S2 W2 S4 W16 N4 W2 N2 E4 N3 E12 S3 E4 $ W4 N3 W12 S3 W11 N15 W3 N6 E3 N14 $ W15 $ PTR= N25 FGR=[YR=1998] N10 E6 N37 W20 S10 W6 S3 W1 S17 UST=[YR=1998] S18 E3 S1 E10 N19 W13 $ E13 S17 E8 $ S25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	3,759.00	SF	6.50	6.50	100	1998	1998	3	77	18,814	
3	0810	CONCRETE A	0	100	0	0	342.00	SF	6.50	6.50	100	1998	1998	3	77	1,712	
4	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	100	1998	1998	3	77	861	
5	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50	6.50	100	1998	1998	3	77	1,381	
6	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1998	1998	3	77	360	
7	0300	BOAT DCK W	0	100	0	0	1,476.00	SF	40.00	40.00	100	2000	2000	3	29	17,122	
8	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2000	2000	3	20	552	
9	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2000	2000	3	29	1,508	
10	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	800	

TOTAL OB/XF 46,015

LAND DESCRIPTION

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	000116	C	SFR MARSH	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS