

LOT 9
IN OR 1363/590
RIVER OAKS OF AMELIA PB 5/407

LEISY WILLIAM D & LYNN M
3045 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0009-0000



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 2 8																										
Exterior Wall	16	WD FR STUC 100	0500	01	4,096	109.1200	155.50	636,928	2008	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2009													Heated Area: 3089													HX Base Yr 2009												
Roof Cover	07	CONC TILE 100														Tax Group: 8													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													592,343												
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE													136,432												
Interior Floo	12	HARDWOOD 50														TOTAL LAND VALUE - MARKET													275,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													1,003,775												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													258,265												
Bedrooms	3	100														ASSESSED VALUE													745,510												
Bathrooms	3.5	100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													695,510												
Stories	0	100														TOTAL JUST VALUE													1,003,775												
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 924,745																									
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	3,089	100	3,089	446,716																																					
FGR	681	55	375	54,231																																					
FOP	38	30	11	1,591																																					
FOP	393	30	118	17,065																																					
FOP	426	30	128	18,511																																					
STR	18	10	2	289																																					
STR	21	10	2	289																																					
UBM	739	20	148	21,403																																					
UEP	316	60	190	27,477																																					
UOP	9	20	2	289																																					
TOTALS	5,885		4,096	592,343																																					
EXTRA FEATURES																3045 RIVERSIDE DR, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255																									
2	0855	CONC PAVER	0	100	0	0	4,511.00	SF	10.00	10.00	100	2008	2008	3	90	40,599																									
3	0462	ST/AL FNC	0	100	0	0	90.00	SF	10.00	10.00	100	2008	2008	3	56	504																									
4	0300	BOAT DCK W	0	100	0	0	3,105.00	SF	40.00	40.00	100	2008	2008	3	56	69,552																									
5	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2008	2008	3	40	1,104																									
6	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	2,400																									
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2008	2008	3	56	2,330																									
8	0855	CONC PAVER	0	100	5	5	25.00	SF	10.00	10.00	100	2008	2008	3	90	225																									
9	0855	CONC PAVER	0	100	17	4	68.00	SF	10.00	10.00	100	2008	2008	3	90	612																									
10	0855	CONC PAVER	0	100	58	2	116.00	SF	10.00	10.00	100	2008	2008	3	90	1,044																									
LAND DESCRIPTION																TOTAL OB/XF 121,625																									
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	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 DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS																																									

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