

WILEMON GREGORY II & KATHERINE
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2023



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	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		0500	01	4,458	110.1408	156.95	699,683	1982	2020	0	0	0	1.00	99.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 0													Heated Area: 4025		HX Base Yr														
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		11	CLAY TILE 40																															
Interior Floo		12	HARDWOOD 40																															
Interior Floo		14	CARPET 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		4	100																															
Bathrooms		4.5	100																															
Frame		02	WOOD FRAME 100																															
Stories		2.	100																															
Units		0	100																															
BUD8 Adjustme		05	DIST 1A 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																			10												
NEIGHBORHOOD/LOC		10001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,149	100	2,149	333,913																														
BAS	402	100	402	62,463																														
DCK	36	10	4	622																														
DCK	168	10	17	2,641																														
DCK	292	10	29	4,506																														
FGR	308	55	169	26,260																														
FOP	80	30	24	3,729																														
FOP	128	30	38	5,904																														
FSP	208	40	83	12,897																														
FSP	156	40	62	9,634																														
TOTALS					5,473		4,458	692,686																										
EXTRA FEATURES					113 SEA MARSH RD, 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	0812	CONCRETE C	0	0	0	1,913.00	SF	4.00	4.00	100	1982	1982	3	41	3,137																			
2	0810	CONCRETE A	0	0	0	346.00	SF	6.50	6.50	100	2003	2003	3	84	1,889																			
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080																			
4	0855	CONC PAVER	1	0	0	400.00	SF	10.00	10.00	100	2023	2022		100	4,000																			