LOT 1
RIVERBEND PBK 8/182

WRIGHT LOUIS R JR & DENISE R
2950 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2024

00-00-30-0440-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

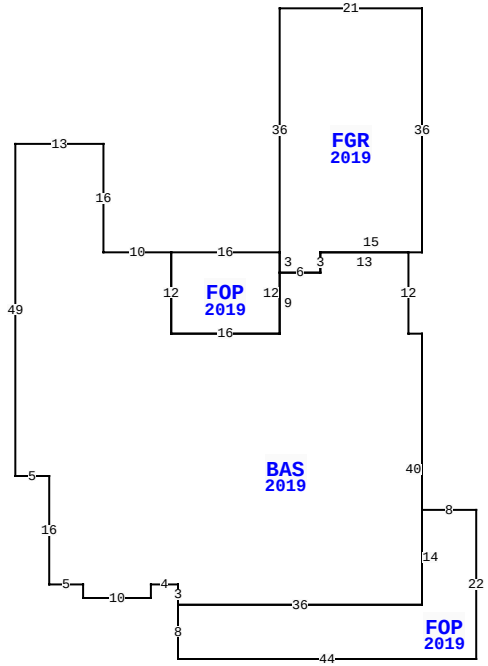
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,962	100	2,962	582,756
FGR	774	55	426	83,813
FOP	192	30	58	11,411
FOP	464	30	139	27,348
TOTALS	4,392		3,585	705,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,585	133.1595	199.74	716,068	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2962 HX Base Yr 2022



2950 RIVERBEND WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		705,327
TOTAL MARKET OB/XF VALUE		9,925
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		940,252
SOH/AGL Deduction		254,225
ASSESSED VALUE		686,027
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		636,027
TOTAL JUST VALUE		940,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184281	CO ISSUED	0	01/29/2020
20184281	NEW CONSTR	410,914	12/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/1293	4/16/2021	WD	Q	I	02	824,000
GRANTOR: CANYON DEVELOPMENT LL						
GRANTEE: WRIGHT LOUIS R JR &						
2248/1092	12/14/2018	SW	Q	V	01	177,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: CANYON DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W21 S36 FOP=[YR=2019] W16 S12 E16 N12$ S3 BAS=[YR=2019] S9 W16 N12 W10 N16 W13 S49 E5 S16 E5 S2 E10 N2 E4 S3 FOP=[YR=2019] S8 E44 N22 W8 S14 W36$ E36 N40 W2 N12 W13 S3 W6$ E6 N3 E15 N36$.

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	0812	CONCRETE C	0	100	0	0	2,345.00	SF	4.00	4.00	100	2019	2019	3	98	9,192	
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2019	2019	3	98	733	

LAND DESCRIPTION

TOTAL OB/XF 9,925

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 12/11/2019 BY DJNW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS