LOT 10
RIVERBEND PBK 8/182

LEE RICHARD SCOTT & TARA
8602 LAROQUE RUN DR
FREDERICKSBURG, VA 22407

2024

00-00-30-0440-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

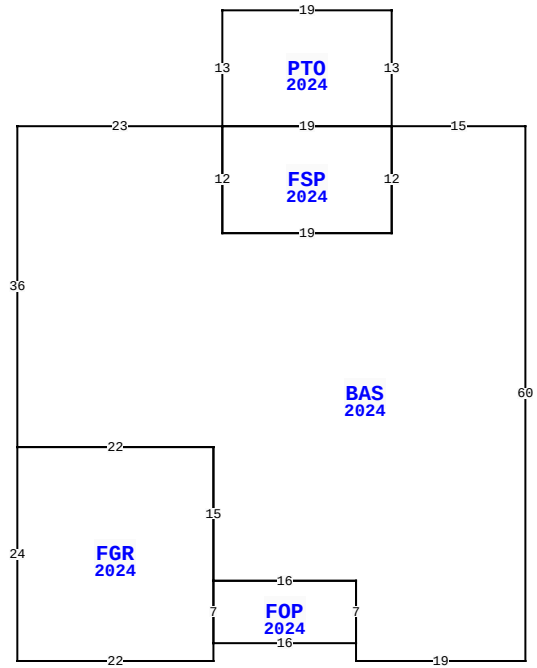
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,520	100	2,520	516,247
FGR	528	55	290	59,409
FOP	112	30	34	6,965
FSP	228	40	91	18,642
PTO	247	5	12	2,458
TOTALS	3,635		2,947	603,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,947	136.5707	204.86	603,722	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2520 HX Base Yr



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

2914 RIVERBEND WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	603,722
TOTAL MARKET OB/XF VALUE	13,940
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	842,662
SOH/AGL Deduction	16,000
ASSESSED VALUE	826,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	826,662
TOTAL JUST VALUE	842,662
NCON VALUE	617,662
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1469			05/04/2023
20211469	NEW CONSTR	0	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0734	11/12/2021	WD	Q	V	02	239,000

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: LEE RICHARD SCOTT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E23 S12 E19 N12 E15 S60 W19 N2 N7 W16 N15 W22 N36 $
FGR=[YR=2024;ORIG=10,46] E22 S15 S7 S2 W22 N24 $
FSP=[YR=2024;ORIG=33,10] E19 S12 W19 N12 $
FOP=[YR=2024;ORIG=32,61] E16 S7 W16 N7 $
PTO=[YR=2024;ORIG=33,10] E19 N13 W19 S13 $
.

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	0855	CONC PAVER	0	0	0	0	1,194.00	SF	10.00	10.00	100	2024	2023		100	11,940	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 13,940

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	0		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 02/05/2024 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS