LOT 17
RIVERBEND PBK 8/182

KYLE DONALD B & NANCY S
2917 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0440-0017-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

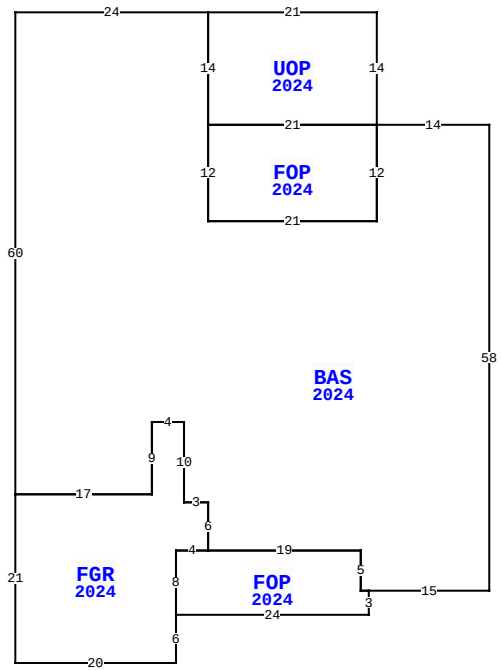
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 3,090 | 100 | 3,090 | 600,758 |
| FGR | 481 | 55 | 265 | 51,521 |
| FOP | 187 | 30 | 56 | 10,888 |
| FOP | 252 | 30 | 76 | 14,776 |
| UOP | 294 | 20 | 59 | 11,471 |
| TOTALS | 4,304 | | 3,546 | 689,413 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,546 | 129.6162 | 194.42 | 689,413 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2024 Heated Area: 3090 HX Base Yr 2024




2917 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 | | 689,413 |
| TOTAL MARKET OB/XF VALUE | | 18,405 |
| TOTAL LAND VALUE - MARKET | | 475,000 |
| TOTAL MARKET VALUE | | 1,182,818 |
| SOH/AGL Deduction | | 181,917 |
| ASSESSED VALUE | | 1,000,901 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 950,901 |
| TOTAL JUST VALUE | | 1,182,818 |
| NCON VALUE | | 707,818 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 400,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2022-2295 | CO | | 11/01/2023 |
| 2023-0253 | 911-21.5*14.5 | 7,400 | 10/31/2023 |
| 2022-2295 | 4030T 3085H | 509,792 | 08/10/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2582/1638 | 8/05/2022 | WD | Q | V | 01 | 559,000 |

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: KYLE DONALD B & NAN

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E24 S14 S12 E21 N12 E14 S58 W15 W1 N5 W19 N6 W3 N10 W4 S9 W17 N60 $
FGR=[YR=2024;ORIG=31,61] W4 S9 W17 S21 E20 N6 N8 E4 N6 W3 N10 $
FOP=[YR=2024;ORIG=53,77] W19 W4 S8 E24 N3 W1 N5 $
FOP=[YR=2024;ORIG=34,24] E21 S12 W21 N12 $
UOP=[YR=2024;ORIG=34,24] E21 N14 W21 S14 $
.

### EXTRA FEATURES

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,326.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 13,260 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 21 | 14 | 294.00 | SF | 17.50 | 17.50 | 100 | 2024 | 2023 | | 100 | 5,145 | |

### LAND DESCRIPTION

TOTAL OB/XF 18,405

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | R-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 475,000.00 | 475,000.00 | 475,000 | | | | | | | |

REVIEW DATE 02/05/2024 BY TW Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 08/06/2024 BY SYS