



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	2038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,972	100	2,972	562,475
FGR	688	55	378	71,539
FOP	252	30	76	14,384
FOP	258	30	77	14,573

TOTALS	4,170		3,503	662,972
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	2,464.00	SF	10.00	10.00	100	2020
2	0910	SCRN RM L	0 100	0	0	1,590.00	SF	15.00	15.00	100	2020
3	0855	CONC PAVER	0 100	0	0	1,370.00	SF	10.00	10.00	100	2020
4	0861	POOL GUNIT	0 100	0	0	448.00	SF	85.00	85.00	100	2020
5	0462	ST/AL FNC	0 100	0	0	1,620.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		R-3	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,503	127.4445	191.17	669,669	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 0											
Heated Area: 2972											
HX Base Yr											
2929 RIVERBEND WALK, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/12/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		662,972	
TOTAL MARKET OB/XF VALUE		109,902	
TOTAL LAND VALUE - MARKET		855,000	
TOTAL MARKET VALUE		1,627,874	
SOH/AGL Deduction		515,454	
ASSESSED VALUE		1,112,420	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,062,420	
TOTAL JUST VALUE		1,627,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,464,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190683	SWIM POOL	0	01/16/2020
20190456	NEW CONSTR	0	10/25/2019
2024-0159	24'X16' PAVILION	25,000	

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2486/1356	8/10/2021	WD U	I	I	11
GRANTOR:WALDIS ALBERT & CHRIS					
GRANTEE:WALDIS FAMILY TRUST					
2486/1354	8/10/2021	WD U	I	I	11
GRANTOR:WALDIS ALBERT & CHRIS					
GRANTEE:WALDIS FAMILY TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W19 FOP=[YR=2020] W21 S12 E21 N12 S \$ S12 W21 N12 W16 S38 W4 S28 E19 FOP=[YR=2020] S10 E33 N6 FGR=[YR=2020] E8 N22 W33 S13 E2 S8 E20 S1 E3 \$ W3 N1 W20 N3 W10 \$ E10 N5 W2 N13 E33 N48 \$.											