



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	PAGE 1 of 1																																																			
Exterior Wall	10	ABOVE AVG 100	0500	11	4,659	121.2342	181.85	847,239	2021	2021	0	0	0	0.50	99.50	VALUATION SUMMARY																																																			
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 4047										STANDARD																																												
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2022										Tax Group: 2																																												
Interior Wall	05	DRYWALL 100																					Tax Dist:																																												
Interior Floor	12	HARDWOOD 80																					BUILDING MARKET VALUE																																												
Interior Floor	14	CARPET 20																					TOTAL MARKET OB/XF VALUE																																												
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET																																												
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE																																												
Bedrooms	4	100																					SOH/AGL Deduction																																												
Bathrooms	4	100																					ASSESSED VALUE																																												
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE																																												
Stories	1.5	1.5 100																					BASE TAXABLE VALUE																																												
Units	0	100																					TOTAL JUST VALUE																																												
Quality			03	Quality Level 03																			NCON VALUE																																												
DOR CODE			0100	SINGLE FAMILY																			INCOME VALUE																																												
MAP NUM			MKT AREA			01																	PREVIOUS YEAR MKT VALUE																																												
NEIGHBORHOOD/LOC			2038.00																																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																															
BAS	3,032	100	3,032	548,612																																																															
FGR	660	55	363	65,682																																																															
FOP	234	30	70	12,666																																																															
FOP	520	30	156	28,227																																																															
FUS	1,015	100	1,015	183,655																																																															
STR	52	10	5	904																																																															
UAT	176	10	18	3,257																																																															
TOTALS	5,689		4,659	843,003																																																															
EXTRA FEATURES					2937 RIVERBEND WALK, 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	0855	CONC PAVER	0	100	0	1,406.00	SF	10.00	10.00	100	2021	2021	3	99	13,919																																																				
2	0855	CONC PAVER	0	100	0	1,038.00	SF	10.00	10.00	100	2021	2021	3	99	10,276																																																				
3	0910	SCRN RM L	0	100	0	1,506.00	SF	15.00	15.00	100	2021	2021	3	93	21,009																																																				
4	0861	POOL GUNIT	0	100	0	504.00	SF	85.00	85.00	100	2021	2021	3	95	40,698																																																				
5	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650																																																				