LOT 25
RIVERBEND PBK 8/182

ROBERTS FRANCES L & MICHAEL Z L/E/
2949 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2024

00-00-30-0440-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

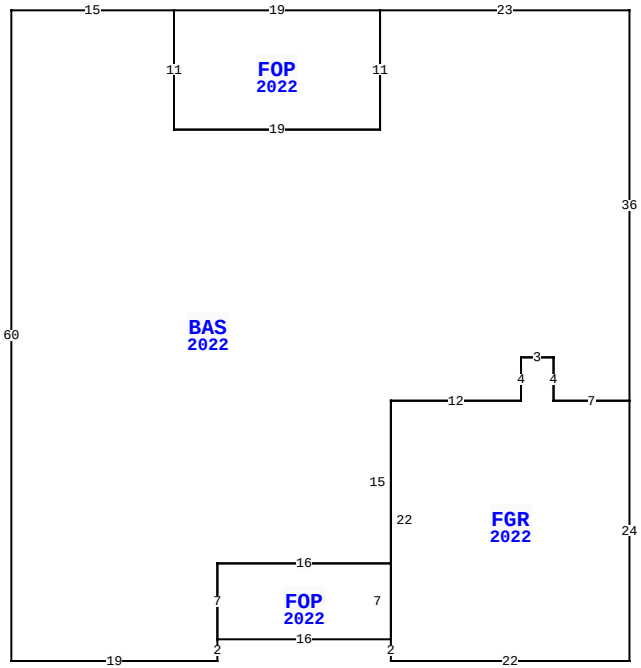
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,527	100	2,527	552,074
FGR	540	55	297	64,886
FOP	112	30	34	7,428
FOP	209	30	63	13,764
TOTALS	3,388		2,921	638,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,921	145.6436	218.47	638,151	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2527 HX Base Yr 2023



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

2949 RIVERBEND WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		638,151
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		873,751
SOH/AGL Deduction		42,722
ASSESSED VALUE		831,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		781,029
TOTAL JUST VALUE		873,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211318	NEW CONSTR	0	06/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/549	4/28/2023	LE	U	I	11	100
GRANTOR: ROBERTS FRANCES & MIC						
GRANTEE: ROBERTS JONATHAN C						
2485/0760	8/04/2021	WD	Q	V	01	236,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: ROBERTS FRANCES & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FOP=[YR=2022] W19 S11 E19 N11$ S11 W19 N11 W15 S60 E19 N2 FOP=[YR=2022] E16 FGR=[YR=2022] S2 E22 N24 W7 N4 W3 S4 W12 S22$ N7 W16 S7$ N7 E16 N15 E12 N4 E3 S4 E7 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	860.00	SF	10.00	10.00	100	2022	2022	3	100	8,600	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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 12/07/2022 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS