LOT 27
RIVERBEND PBK 8/182

SMITH MARC H & SUSAN MOORE
2957 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2024

00-00-30-0440-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

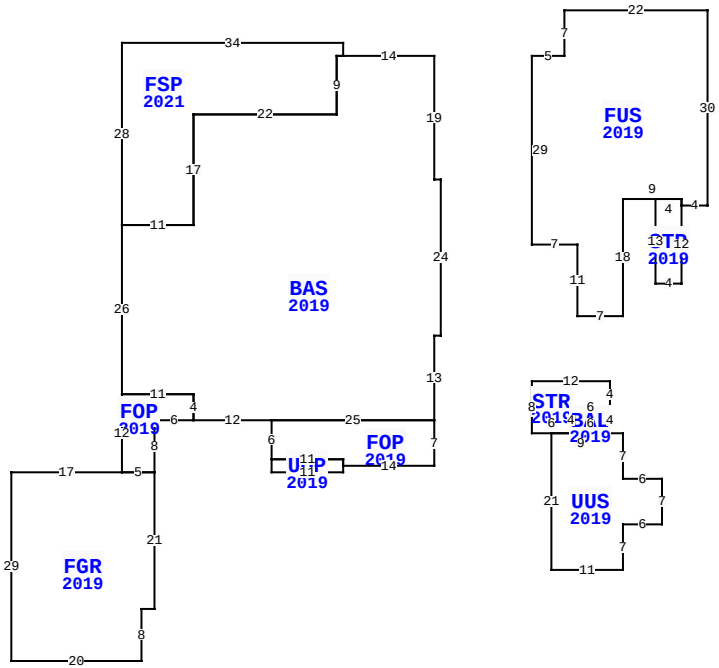
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	24	15	4	879
BAS	2,184	100	2,184	479,856
FGR	622	55	342	75,143
FOP	84	30	25	5,493
FOP	164	30	49	10,766
FSP	552	40	221	48,557
FUS	927	100	927	203,675
STR	52	10	5	1,098
STR	72	10	7	1,538
UOP	22	20	4	879
TOTALS	4,976		3,904	857,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,904	148.7043	223.06	870,826	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 3111 HX Base Yr 2021



** This building has 11 Sub-Areas

2957 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		857,764
TOTAL MARKET OB/XF VALUE		22,761
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		1,083,025
SOH/AGL Deduction		377,376
ASSESSED VALUE		705,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		655,649
TOTAL JUST VALUE		1,083,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,012,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200706	ADDITION	0	10/07/2020
20174041	NEW CONSTR	423,525	12/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1	4/09/2024	TD	Q	I	01	1,400,000
GRANTOR: QUINLIVAN J MARK REV						
GRANTEE: SMITH MARC H & SUSA						
2370/1326	6/16/2020	WD	Q	I	01	700,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: QUINLIVAN J MARK RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2021] N2 W34 S28 E11 N17 E22 N9 E1$ W1 S9 W22 S17 W11 S26 FOP=[YR=2019] S12 FGR=[YR=2019] W17 S29 E20 N8 E2 N21 W5$ E5 N8 E6 N4 W11$ E11 S4 E12 FOP=[YR=2019] S6 UOP=[YR=2019] S2 E11 N2 W11$ E11 S1 E14 N7 W25$ E25 N13 E1 N24 W1 N19$ PTR=E15 FUS=[YR=2019] E5 N7 E22 S30 W4 STR=[YR=2019] S12 W4 N13 E4 S1$ N1 W9 S18 W7 N11 W7 N29$ W15$ PTR=E15 S50 STR=[YR=2019] E12 S4 BAL=[YR=2019] S4 UUS=[YR=2019] E2 S7 E6 S7 W6 S7 W11 N21 E9$ W6 N4 E6$ W6 S4 W6 N8$ N50 W15$.

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	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,583.00	SF	10.00	10.00	100	2019	2019	3	98	15,513	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	98	5,268	

LAND DESCRIPTION

TOTAL OB/XF 22,761

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	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 08/06/2024 BY SYS