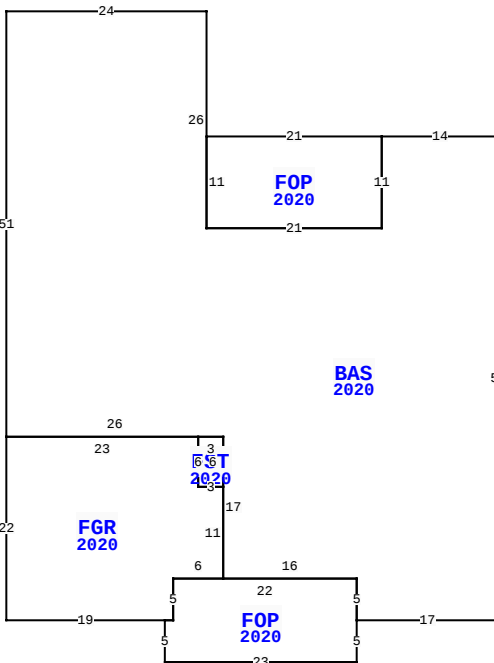


ROMAN LOUIS & RUTH
2965 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2024

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	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0500	11	3,334	130.2766	195.41	651,497	2020	2020	0	0	0	1.00	99.00	VALUATION BY					STANDARD																				
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2023													Heated Area: 2899													HX Base Yr												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													644,982												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													60,749												
Interior Floo		12	HARDWOOD 70															TOTAL LAND VALUE - MARKET													202,500												
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE													908,231												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													36,138												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													872,093												
Bedrooms			3 100															TOTAL EXEMPTION VALUE													13 872,093												
Bathrooms			2.5 100															BASE TAXABLE VALUE													0												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													908,231												
Stories		1.	1. 100															NCON VALUE													40,700												
Units			0 100		INCOME VALUE																																						
					PREVIOUS YEAR MKT VALUE													807,178																									
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	2,899	100	2,899	560,829																																							
FGR	524	55	288	55,715																																							
FOP	225	30	68	13,155																																							
FOP	231	30	69	13,348																																							
FST	18	55	10	1,934																																							
TOTALS		3,897		3,334	644,982																																						
EXTRA FEATURES					2965 RIVERBEND WALK, FERNANDINA BEACH															BLD DATE					LGL DATE					03/12/2024					MLU								
																				XF DATE					LAND DATE																		
																				INC DATE					AG DATE																		
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	742.00	SF	10.00	10.00	100	2020	2020	3	99	7,346																											
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2020	2020	3	99	832																											
3	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2020	2020	3	99	891																											
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2020	2020	3	90	9,000																											
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980																											
6	0861	POOL GUNIT	1	100	0	0	1.00	SF	85.00	85.00	100	2023	2023		100	85																											
7	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000																											
8	0911	SCRN RM A	1	100	0	0	1,391.00	SF	17.50	17.50	100	2023	2023		100	24,343																											
9	0857	SANDSTONE/	1	100	0	0	892.00	SF	16.00	16.00	100	2023	2023		100	14,272																											
LAND DESCRIPTION					TOTAL OB/XF															60,749																							
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	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																										