LOT 30
RIVERBEND PBK 8/182

MISKELL DALE
2969 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2024

00-00-30-0440-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

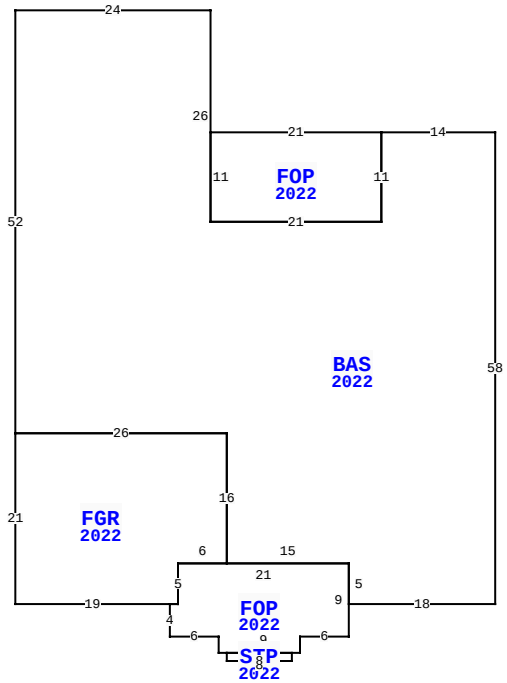
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	2038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,930	100	2,930	574,104
FGR	516	55	284	55,647
FOP	213	30	64	12,540
FOP	231	30	69	13,520
STP	8	10	1	196
TOTALS	3,898		3,348	656,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,348	130.6271	195.94	656,007	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2930 HX Base Yr 2023



2969 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		656,007
TOTAL MARKET OB/XF VALUE		78,611
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		959,618
SOH/AGL Deduction		43,113
ASSESSED VALUE		916,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		866,505
TOTAL JUST VALUE		959,618
NCON VALUE		68,561
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230035	XFOB	11,340	01/20/2023
20222571	SWIM POOL	120,000	12/05/2022
20200914	NEW CONSTR	0	12/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1900	4/17/2023	QC	U	I	11	100
GRANTOR: MISKELL JAMIE						
GRANTEE: MISKELL DALE						
2443/1276	3/17/2021	CN	Q	V	01	209,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: MISKELL DALE & JAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W21 S11 E21 N11$ S11 W21 N26 W24 S52 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S4 E6 S2 E1 STP=[YR=2022] S1 E8 N1 W8$ E9 N2 E6 N9 W21 S5 W1$ E1 N5 E6 N16 W26$ E26 S16 E15 S5 E18 N58$.

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	805.00	SF	10.00	10.00	100	2022	2022	3	100	8,050	
3	0861	POOL GUNIT	1	100	0	0	407.00	SF	85.00	85.00	100	2023	2023		100	34,595	
4	0857	SANDSTONE/	1	100	0	0	783.00	SF	16.00	16.00	100	2023	2023		100	12,528	
5	0911	SCRN RM A	1	100	0	0	1,225.00	SF	17.50	17.50	100	2023	2023		100	21,438	

LAND DESCRIPTION

TOTAL OB/XF 78,611

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 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS