LOT 32
RIVERBEND PBK 8/182

SANDERS MICHAEL & ELAINE
2977 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2024

00-00-30-0440-0032-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

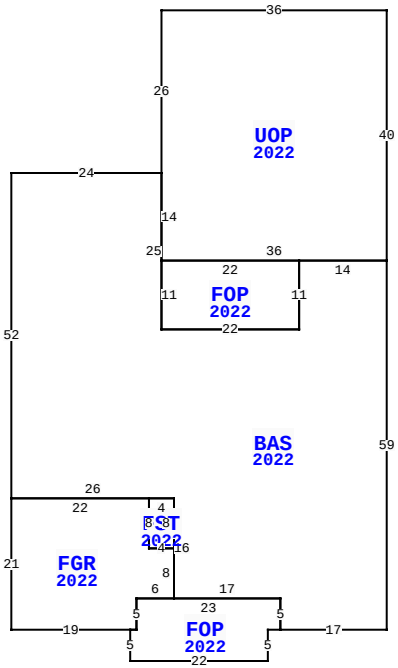
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100	3,003	622,972
FGR	484	55	266	55,182
FOP	225	30	68	14,107
FOP	242	30	73	15,144
FST	32	55	18	3,734
UOP	1,440	20	288	59,746
TOTALS	5,426		3,716	770,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,716	138.3030	207.45	770,884	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3003 HX Base Yr 2024



2977 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		770,884
TOTAL MARKET OB/XF VALUE		50,876
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,046,760
SOH/AGL Deduction		0
ASSESSED VALUE		1,046,760
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		996,760
TOTAL JUST VALUE		1,046,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		974,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211279	NEW CONSTR	41,997	06/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0342	6/11/2021	SW	Q	V	01	216,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: SANDERS MICHAEL & E						
2373/1510	6/24/2020	WD	Q	V	01	230,000
GRANTOR: BURKE NICHOLAS & MARY						
GRANTEE: SUMMERWOODS OF AMEL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W36 S26 BAS=[YR=2022] W24 S52 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S5 E22 N5 E2 N5 W23 S5 W1$ E1 N5 E6 N8 FST=[YR=2022] N8 W4 S8 E4$ W4 N8 W22$ E26 S16 E17 S5 E17 N59 W14 FOP=[YR=2022] W22 S11 E22 N11$ S11 W22 N25$ S14 E36 N40$.

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	0855	CONC PAVER	0	100	0	0	1,332.00	SF	10.00	10.00	100	2022	2022	3	100	13,320	
2	0911	SCRN RM A	0	100	40	36	1,440.00	SF	17.50	17.50	100	2022	2022	3	97	24,444	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
4	0476	VF 6 SBPL	0	100	0	0	332.00	LF	32.00	32.00	100	2022	2022	3	99	10,518	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 50,876

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 12/07/2023 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS