

STUMP JOHN W & SUSAN E
3013 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

00-00-30-0560-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
ELEMENT		CD		16		WD FR STUC 100		0500		01		2,585		107.7120		161.57		417,658		2000		2000		ECON		FNCT		0		11.50		88.50																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Exterior Wall		03		GABLE/HIP 100		1 SFR CUST - 100% - 2009		Heated Area: 2293		HX Base Yr 2009		Tax Group: 8		Tax Dist:		STANDARD		369,627		25,071		225,000		619,698		297,890		321,808		50,000		271,808		619,698		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		579,522																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Roof Structur		03		COMP SHNGL 100		DRYWALL 100		CARPET 60		CLAY TILE 40		CENTRAL 100		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																	
Bedrooms		02		4 100		2 100		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																															
Bathrooms		02		4 100		2 100		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																															
Frame		02		4 100		2 100		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																															
Stories		1.		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																																			
Units		00		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																																			
Occupancy		00		1. 100		0 100		NONE 100		Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2024.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,293		100		2,293		327,875		FGR		420		55		231		33,031		FOP		24		30		7		1,001		FOP		138		30		41		5,862		PTO		228		5		11		1,573		UOP		12		20		2		286																																																																																																																																																																																																																																																																																																																																																																																																																			