

YELLOWSTONE LAND TRUST II
2946 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

00-00-30-0440-0002-0000

BUILDING CHARACTERISTICS

CAD CONSTRUCTION

ELEMENTCDTYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0500123,354172.5092272.56

914,166202320230000.00100.00

EXterior Wall31HARDIE BRD 100Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo12HARDWOOD 60Interior Floo14CARPET 30Interior Floo11CLAY TILE 10Air Condition03CENTRAL 100Heating TypeBedroomsBathrooms04AIR DUCTED 1003 1002.5 100Frame StoriesUnits02WOOD FRAME 1001. 1. 1000 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC2038.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUEBAS2,91710020242,917795,058FGR54755202430182,041FOP2103020246317,171FOP2423020247319,897TOTALES3,9163,354914,166EXTRA FEATURESBLDDATEXFDATEINC DATELGL DATELAND DATEAG DATE04/02/2025MLU

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100002,596.00SF10.0010.001002024202310025,960

20504FP-ELECTRI0100001.00UT2,000.002,000.00100202420231002,000

LAND DESCRIPTIONTOTAL OB/XF27,960

L NUSECODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCENT RESURVED R-30.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE02/05/2024BYTWTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 12

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDMARKET VALUE914,166TOTALMARKET OB/XF VALUE27,960TOTAL LANDVALUE - MARKET250,000TOTAL MARKET VALUE1,192,126SOH/AGLDeduction264,666ASSESSED VALUE927,460TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE876,738TOTAL JUST VALUE1,192,126NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE901,322SALES DATAOFF RECORD NumberDATETYPEINSTQU / V / I / RSNSALE PRICE2521/156612/03/2021SWQQV02209,000GRANTOR: SUMMERWOODS OF AMELIAGRANTEE: YELLOWSTONE LAND TRBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2024;ORIG=10,10] E24 S14 S11 E22 N11 E14 S58 W17 N5 W2 W15 N17 W26 N50 \$FOP=[YR=2024;ORIG=34,35] E22 N11 W22 S11 \$FGR=[YR=2024;ORIG=36,60] W26 S22 E19 E2 N5 E5 N17 \$FOP=[YR=2024;ORIG=31,77] E5 E15 S10 W22 N5 E2 N5 \$.

SFR CUST - 100% - 2024Heated Area: 2917HX Base Yr 2024

FOP
2024

BAS
2024

FGR
2024

FOP
2024

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