LOT 3
RIVERBEND PBK 8/182

CLARK FRANCES P
2942 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0003-0000

BUILDING CHARACTERISTICS

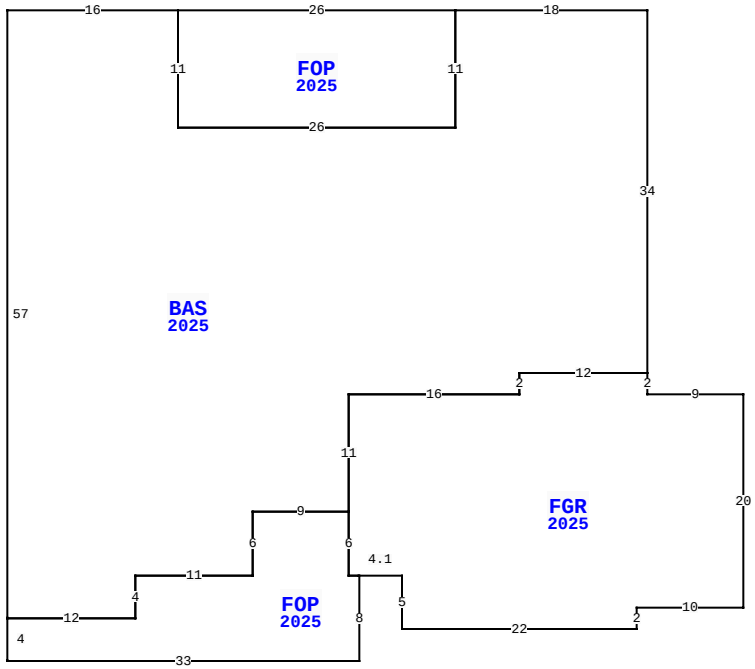
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2025	2,388	740,399
FGR	793	55	2025	436	135,182
FOP	273	30	2025	82	25,424
FOP	286	30	2025	86	26,664
TOTALS	3,740			2,992	927,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,992	196.2344	310.05	927,670	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2388 HX Base Yr



2942 RIVERBEND WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	927,670
TOTAL MARKET OB/XF VALUE	37,110
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	1,189,780
SOH/AGL Deduction	0
ASSESSED VALUE	1,189,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,189,780
TOTAL JUST VALUE	1,189,780
NCON VALUE	964,780
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230154			06/05/2024
2023-0154	2392H 577G 781P	584,915	05/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/163	12/18/2024	WD	Q	I	01	1,300,000
GRANTOR: KUNTZ FAMILY TRUST						
GRANTEE: CLARK FRANCES P						
2636/242	5/02/2023	SW	Q	V	02	259,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: KUNTZ FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-10] W18 S11 W26 N11 W16 S57 E12 N4 E11 N6 E9 N11 E16 N2 E12 N34 $
FOP=[YR=2025;ORIG=-44,-10] E26 S11 W26 N11 $
FGR=[YR=2025;ORIG=-28,26] E16 N2 E12 S2 E9 S20 W10 S2 W22 N5 U0L4.1 D0L0.11 N6 N11 $
FOP=[YR=2025;ORIG=-60,47] E12 N4 E11 N6 E9 S6 E1 S8 W33 N0.1 N4 $
.

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	0	0	0	2,993.00	SF	10.00	10.00	100	2025	2024		100	29,930	
2	0855	CONC PAVER	0	0	0	0	368.00	SF	10.00	10.00	100	2025	2024		100	3,680	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 37,110

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	RES	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	0.90	250,000.00	225,000.00	225,000							

REVIEW DATE 03/11/2024 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS