LOT 4
RIVERBEND PBK 8/182

GILES RONALD & HELEN
2938 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

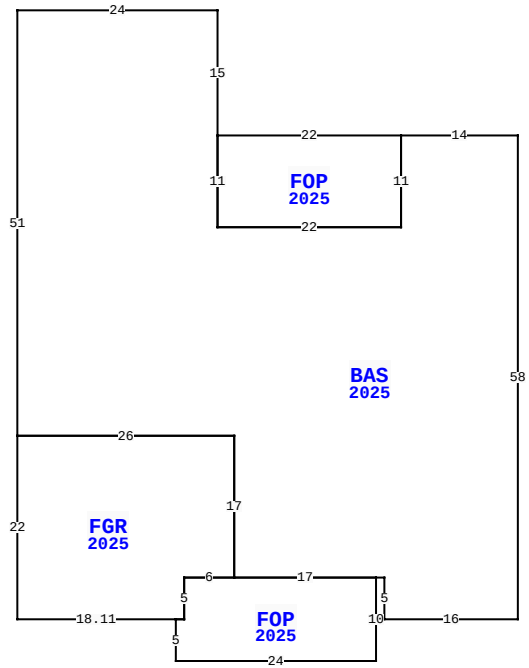
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,936	100	2025	2,936	811,129
FGR	542	55	2025	298	82,328
FOP	235	30	2025	70	19,339
FOP	242	30	2025	73	20,168
TOTALS	3,955			3,377	932,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,377	174.8552	276.27	932,964	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2936 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

2938 RIVERBEND WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	932,964
TOTAL MARKET OB/XF VALUE	14,560
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	1,197,524
SOH/AGL Deduction	20,100
ASSESSED VALUE	1,177,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,177,424
TOTAL JUST VALUE	1,197,524
NCON VALUE	947,524
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222465	3962T 2932H	490,969	02/21/2023
2022-2465			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1575	10/25/2022	WD	Q	V	01	259,000
GRANTOR: FH MORRIS LLC						
GRANTEE: GILES RONALD & HELE						
2387/1786	8/28/2020	SW	Q	V	05	458,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: FH MORRIS LLC						

BUILDING NOTES

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	1,456.00	SF	10.00	10.00	100	2025	2024		100	14,560	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,-39] W14 S11 W22 N11 N15 W24 S51 E26 S17 E17 E1 S5 E16 N58 $
FOP=[YR=2025;ORIG=-16,-39] E22 S11 W22 N11 $
FGR=[YR=2025;ORIG=-40,-3] E26 S17 W6 S5 D0L1.1 U0L18.11 N22 $
FOP=[YR=2025;ORIG=-21,19] E1 N5 E6 E17 S10 W24 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,560

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	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 03/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS