LOT 5
RIVERBEND PBK 8/182

RATLIFF PHILIP L/E/KOVACH VERONICA L/E
2934 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

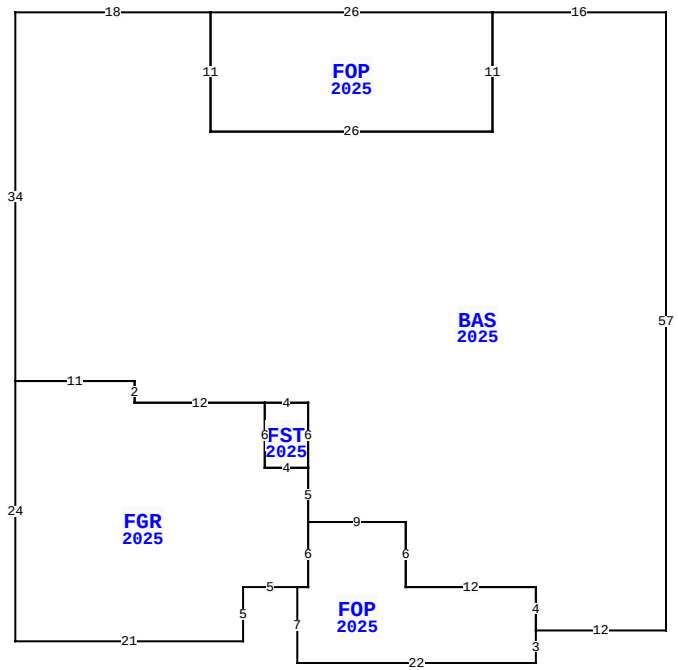
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,407	100	2025	2,407	696,465
FGR	562	55	2025	309	89,409
FOP	208	30	2025	62	17,940
FOP	286	30	2025	86	24,884
FST	24	55	2025	13	3,762
TOTALS	3,487			2,877	832,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,877	183.1308	289.35	832,460	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2407 HX Base Yr 2025



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

2934 RIVERBEND WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		832,460
TOTAL MARKET OB/XF VALUE		68,390
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,150,850
SOH/AGL Deduction		0
ASSESSED VALUE		1,150,850
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		1,095,128
TOTAL JUST VALUE		1,150,850
NCON VALUE		900,850
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	POOL ENCL	13,904	08/02/2024
2023-0475	POOL	109,000	09/19/2023
2023-0273	TTL3794 COND 2392	466,131	07/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/478	3/19/2025	LE	U	I	11	100
GRANTOR: RATLIFF PHILIP						
GRANTEE: LOZIER MARIA THERES						
2645/1493	6/02/2023	SW	Q	V	02	259,000
GRANTOR: FH MORRIS LLC						
GRANTEE: RATLIFF PHILIP ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W16 S11 W26 N11 W18 S34 E11 S2 E12 E4 S6 S5 E9 S6 E12 S4 E12 N57 $
FOP=[YR=2025;ORIG=-52,0] E26 S11 W26 N11 $
FOP=[YR=2025;ORIG=-22,57] N4 W12 N6 W9 S6 W1 S7 E22 N3 $
FST=[YR=2025;ORIG=-43,36] W4 S6 E4 N6 $
FGR=[YR=2025;ORIG=-70,34] E11 S2 E12 S6 E4 S5 S6 W1 W5 S5 W21 N24 $
.

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	2,356.00	SF	10.00	10.00	100	2025	2024		100	23,560	
2	0861	POOL GUNIT	0	100	0	0	190.00	SF	85.00	85.00	100	2025	2024		100	16,150	
3	0912	SCRN RM G	0	100	0	0	836.00	SF	20.00	20.00	100	2025	2024		100	16,720	
4	0855	CONC PAVER	0	100	0	0	646.00	SF	10.00	10.00	100	2025	2024		100	6,460	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 68,390

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	100		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 10/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS