

ADAMS JOSEPH A & SUSAN S
2930 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

00-00-30-0440-0006-0000

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY										PAGE 1 of 1		2												
ELEMENT	CD	CONSTRUCTION														VALUATION SUMMARY																								
Exterior Wall	10	ABOVE AVG 100	0500	12	4,129	189.6928	299.71	1,237,503	2019	2019	0	0	0	2.00	98.00	VALUATION BY					STANDARD																			
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2023													Heated Area: 3516					HX Base Yr 2023					Tax Group: 2					Tax Dist:									
Roof Cover	13	STAND SEAM 100																								BUILDING MARKET VALUE										1,212,753				
Interior Wall	05	DRYWALL 70																								TOTAL MARKET OB/XF VALUE										13,456				
Interior Wall	06	CUST PANEL 30																								TOTAL LAND VALUE - MARKET										250,000				
Interior Floor	12	HARDWOOD 70																								TOTAL MARKET VALUE										1,476,209				
Interior Floor	14	CARPET 30																								SOH/AGL Deduction										385,406				
Air Condition	03	CENTRAL 100																								ASSESSED VALUE										1,090,803				
Heating Type	04	AIR DUCTED 100																								TOTAL EXEMPTION VALUE					HX HB					50,722				
Bedrooms	4	100																								BASE TAXABLE VALUE										1,040,081				
Bathrooms	4	100																								TOTAL JUST VALUE										1,476,209				
																										NCON VALUE										0				
Frame Stories	02	WOOD FRAME 100																								INCOME VALUE														
Units	2.	2. 100																								PREVIOUS YEAR MKT VALUE										1,103,130				