LOT 7
RIVERBEND PBK 8/182

MONTANO HEATHER & RONALD
2926 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0007-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

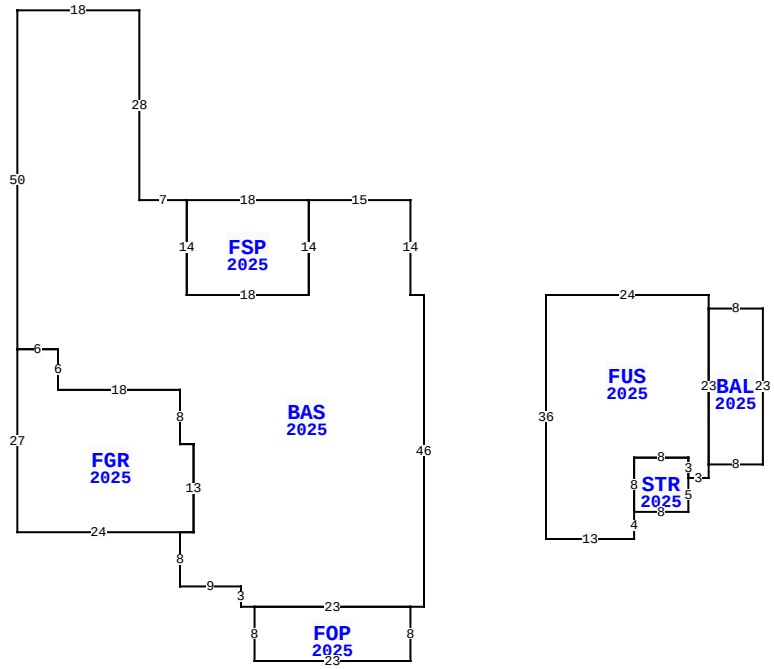
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	184	15	2025	28	7,479
BAS	2,967	100	2025	2,967	792,486
FGR	566	55	2025	311	83,068
FOP	184	30	2025	55	14,691
FSP	252	40	2025	101	26,977
FUS	741	100	2025	741	197,921
STR	64	10	2025	6	1,603
TOTALS	4,958			4,209	1,124,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,209	169.0480	267.10	1,124,224	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 3708 HX Base Yr



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

2926 RIVERBEND WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,124,224
TOTAL MARKET OB/XF VALUE	12,290
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	1,386,514
SOH/AGL Deduction	0
ASSESSED VALUE	1,386,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,386,514
TOTAL JUST VALUE	1,386,514
NCON VALUE	1,136,514
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2202-2468	CO		04/01/2024
20222468	NEW CONSTR	610,855	09/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/1117	5/29/2024	WD	Q	I	01	1,390,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MONTANO HEATHER & R						
2130/0700	6/28/2017	WD	Q	V	01	173,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: NEW ATLANTIC BUILDE						

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	1,029.00	SF	10.00	10.00	100	2025	2024		100	10,290	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,-10] W15 S14 W18 N14 W7 N28 W18 S50 E6 S6 E18 S8 E2 S13 W2 S8 E9 S3 E2 E23 E2 N46 W2 N14 $
FUS=[YR=2025;ORIG=40,4] E24 S2 S23 S2 W3 N3 W8 S8 S4 W13 N36 $
FGR=[YR=2025;ORIG=-38,12] E6 S6 E18 S8 E2 S13 W2 W24 N27 $
FSP=[YR=2025;ORIG=-13,-10] E18 S14 W18 N14 $
FOP=[YR=2025;ORIG=-3,50] E23 S8 W23 N8 $
BAL=[YR=2025;ORIG=64,6] E8 S23 W8 N23 $
STR=[YR=2025;ORIG=53,28] E8 S3 S5 W8 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,290

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 03/12/2024 BY MLU Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS