LOT 8
RIVERBEND PBK 8/182

BLUE LORI JEANICE/BLUE RITA ANN
2922 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0008-0000

BUILDING CHARACTERISTICS

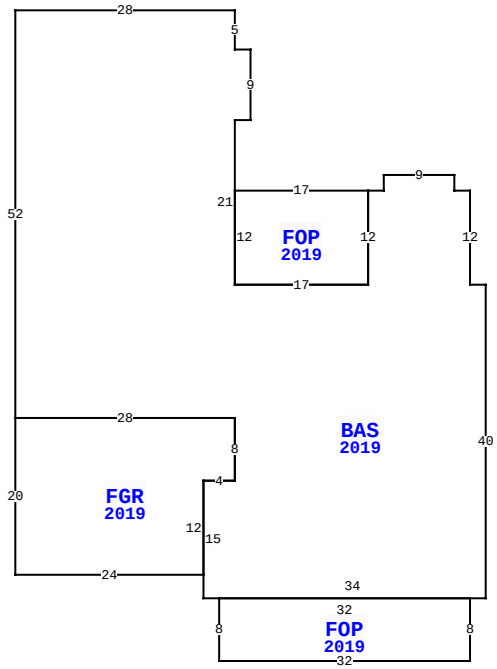
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,988	100	2019	2,988	822,015
FGR	512	55	2019	282	77,580
FOP	204	30	2019	61	16,782
FOP	256	30	2019	77	21,183
TOTALS	3,960			3,408	937,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,408	177.6704	280.72	956,694	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 2988 HX Base Yr 2022



2922 RIVERBEND WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		937,560
TOTAL MARKET OB/XF VALUE		4,430
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,191,990
SOH/AGL Deduction		409,178
ASSESSED VALUE		782,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		732,090
TOTAL JUST VALUE		1,191,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		897,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184260	CO ISSUED	0	01/24/2020
20184260	NEW CONSTR	395,490	12/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/1387	3/05/2021	WD	Q	I	01	735,000
GRANTOR: BLACKWATER HOMES LLC						
GRANTEE: BLUE LORI JEANICE &						
2246/0577	12/14/2018	SW	Q	V	01	177,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: BLACKWATER HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2N2 W9 S2W2 FOP=[YR=2019] W17 S12 E17 N12$ S12 W17 N21 E2 N9 W2 N5 W28 S52 FGR=[YR=2019] S20 E24 N12 E4 N8 W28$ E28 S8 W4 S15 E2 FOP=[YR=2019] S8 E32 N8 W32$ E34 N40 W2 N12$.

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	0812	CONCRETE C	0	100	0	0	1,127.00	SF	4.00	4.00	100	2019	2019	3	97	4,373	
2	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2019	2019	3	97	57	

LAND DESCRIPTION

TOTAL OB/XF 4,430

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	000134	C	RES POND	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 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS