LOT 12
RIVERBEND PBK 8/182

BURKE NICHOLAS & MARY BETH FAMILY TRUST/BURKE MARY
2906 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

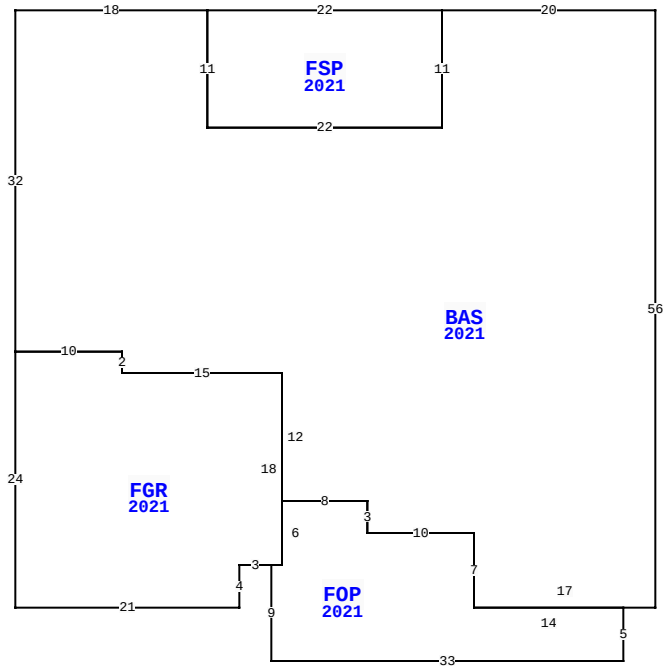
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	2,398	100	2021	2,398	704,301
FGR	554	55	2021	305	89,579
FOP	319	30	2021	96	28,195
FSP	242	40	2021	97	28,489
TOTALS	3,513			2,896	850,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,896	187.7650	296.67	859,156	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2398 HX Base Yr 2022



2906 RIVERBEND WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		850,564
TOTAL MARKET OB/XF VALUE		19,216
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,119,780
SOH/AGL Deduction		537,578
ASSESSED VALUE		582,202
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		531,480
TOTAL JUST VALUE		1,119,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		850,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210343	CO ISSUED	0	06/04/2021
20200343	NEW CONSTR	331,776	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0741	2/15/2022	WD	U	I	11	100
GRANTOR: BURKE NICHOLAS & MARY						
GRANTEE: BURKE NICHOLAS & MA						
2373/1508	6/24/2020	WD	Q	V	01	230,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: BURKE NICHOLAS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FSP=[YR=2021] W22 S11 E22 N11$ S11 W22 N11 W18 S32 FGR=[YR=2021] S24 E21 N4 E3 FOP=[YR=2021] S9 E33 N5 W14 N7 W10 N3 W8 S6 W1$ E1 N18W15 N2 W10$E10 S2 E15 S12 E8 S3 E10 S7 E17 N56$.

EXTRA FEATURES

L N	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	1,591.00	SF	10.00	10.00	100	2021	2021	3	99	15,751	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 19,216

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/12/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS